

March 8, 2021

Via e-mail

Arlington Redevelopment Board
720 Massachusetts Avenue
Arlington, MA 02476

Attn: Erin Zwirko, Assistant Director, Department of Planning and Community Development

**RE: Special Permit Application Supplemental Submission
Citizens Bank Redevelopment
1420 Massachusetts Avenue
Arlington, MA 02476
Map #173, Block #2 & Lot #4.A**

Dear Ms. Zwirko:

On behalf of 1420 Massachusetts Avenue, LLC c/o Bierbrier Development Inc., please find the below materials in response to the various items discussed during the February 22nd meeting with the Redevelopment Board. We look forward to further discussing these materials during the upcoming meeting on March 15th, 2021.

- Proposed Site Plan Documents prepared by Bohler dated January 21, 2021, revised March 5, 2021;
- Architectural Elevation prepared by BKA Architects dated March 8, 2021;
- Sign Submittal Package prepared by AGI dated January 12, 2021, last revised January 14, 2021;
- Proposed Floor Plan prepared by Citizens dated March 5, 2021;
- LEED Narrative & Checklist prepared by BKA Architects dated March 8, 2021.

Please note that the above materials have been updated as follows in response to the questions and comments discussed during the February 22, 2021 public hearing:

- Relocated the building front entrance to the Mass Ave side of the building. Also note that the ADA parking space and the pocket park have been adjusted to accommodate same.
- Additional architectural detail/element have been added to the left front façade of the building.
- We have consulted with the Tree Warden and have added two (2) shade trees behind the pocket park to help add visual interest to this end of the building. Also, two (2) ornamental trees have been added to the landscaped area in the rear.
- Three (3) parking spaces have been removed in the rear left corner and replaced with landscaping.
- A conceptual floorplan has been provided showing the location and detail of the long-term bicycle parking space within the building.

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- An updated LEED checklist and narrative for the building has been provided. Solar will not be incorporated into the building design. Note that we are proposing to increase open space to approximately 35%, well above the 10% requirement.
- Updated sign package has been provided including the dimensions of the vinyl sign.

Please do not hesitate to contact us at 508-480-9900 should you have any questions or require any additional information regarding this submission.

Sincerely,

BOHLER



Nick Dewhurst



Randy Miron

CC: Tom Godfrey, Granite Development, LLC (via email)

PROPOSED SITE PLAN DOCUMENTS

— FOR —

1420 MASSACHUSETTS AVENUE, LLC

C/O BIERBRIER DEVELOPMENT, INC.

PROPOSED

CITIZENS BANK REDEVELOPMENT

LOCATION OF SITE:
1420 MASSACHUSETTS AVENUE, TOWN OF ARLINGTON
MIDDLESEX COUNTY, MASSACHUSETTS
MAP #173, BLOCK #2, LOT #4.A

A topographic map of a residential area in Massachusetts. The map shows contour lines indicating elevation, with labels for 200, 250, and 350 feet. It features a grid of streets with labels such as Lillian Rd, Bow St, Westminster Ave, Lowell St, Forest St, Sunset Rd, OAK ST, TAFT AVE, BAKER AVE, HIBBERT ST, SYLVIA ST, WOLLASTON AVE, VALENTINE RD, APPLETON ST, WACHUSETT AVE, FLORENCE AVE, OAKLAND AVE, ROBBINS RD, GRANDVIEW RD, and HATHAWAY CIR. A red line highlights Wadsworth Rd. A large body of water, the Arlington Reservoir, is shown. Landmarks include Great Meadows, Mt Ephraim, and Mt Gilboa. A compass rose in the top left corner shows cardinal directions (N, S, E, W) and intermediate points (NE, SE, SW, NW). A box labeled 'SITE' is placed on a road in the center of the map. A post office (PO) is marked on a road to the right of the site. A red square with the letter 'F' is located in the bottom right corner. The map is labeled 'A' in the bottom right corner.

MAP 173, BLOCK 2, LOT 7
N/F LANDS OF
DONN EZEKIEL &
ANASTASIA
WHEELER
BK. 55490, PG. 377
ZONE: R2

MAP 173, BLOCK 2,
LOT 4.B
N/F LANDS OF
TERESA SUGRUE
TRUSTEE
JTZ REALTY TRUST
BK. 30170, PG. 43
ZONE R2

MAP 173, BLOCK 2, LOT 4.C
N/F LANDS OF
JEREMIAH F HORGAN &
MARILYN L. HORGAN
BK. 10369, PG. 113
ZONE: R2

MAP 173, BLOCK 2, LOT 2
N/F LANDS OF
1406 MASSACHUSETTS
AVENUE, LLC
BK. 48943, PG. 550
ZONE: B3

MAP 173, BLOCK 2, LOT 4.A
N/F LANDS OF
1420 MASSACHUSETTS AVENUE, LLC
BK. 67758, PG. 250
ZONE: B4

MAP 173, BLOCK 2, LOT 6.B
N/F LANDS OF
LEXINGTON DEVELOPMENT
REALTY TRUST
BK. 59343, PG. 556
ZONE B4

STOP

PRIVATE DRIVE

MASSACHUSETTS AVENUE (ROUTE 2A)

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
DETAIL SHEET	C-901
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 SHEET

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CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

INTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN APPROVAL. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

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REVISIONS

PERMIT SET

PROPOSED SITE PLAN DOCUMENTS

FOR
**1420 MASSACHUSETTS
AVENUE, LLC
C/O BIERBRIER
DEVELOPMENT, INC.**

PROPOSED
CITIZENS BANK REDEVELOPMENT

MAP #173, BLOCK #2, LOT #4.A
**1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS**

BOHLER //

**352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772**
Phone: (508) 480-9900

SHEET TITLE:
COVER SHEET
<hr/> SHEET NUMBER:
C-101
<hr/> REVISION 2 - 03/05/21

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

• "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 07/15/16, REVISED THRU 08/28/20.

• "REPORT OF GEOTECHNICAL INVESTIGATION", PREPARED BY WHITESTONE ASSOCIATES, INC., DATED 12/28/20.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. ALL ACCESSIBLE (AKA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF ENTITLEMENT, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, PRECEDENCE OVER THE REQUIREMENTS PRECEDENCE AS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS OR THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADINGS SHOWN INCORRECTLY ON THESE PLANS. THE CONTRACTOR MUST PROVIDE WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL BUILDING PLANS "FOR RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT, ELEVATIONS, ELEVATION PLATES, BOUNDARY DIMENSIONS, AND EXACT BUILDING UTILIZATION LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BOUNDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT, AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES WHICH EXIST.

11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED IN THE PROJECT.

14. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND REMOVING DAMAGE DUE TO ANY EXCAVATION, DRILLING, OR EXCAVATION ACTIVITIES, WHETHER DURING THE COURSE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DRIVEN PILES, CONCRETE, STEEL, REINFORCED CONCRETE, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO THE PRE-DEMOLITION CONDITION. CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STANDARDS. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATION. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

16. CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

17. CONTRACTOR MUST NOT EXCAVATE, DEMOLISH, OR REMOVE ANY EXISTING CONSTRUCTION OR PROPERTY, WHETHER DURING THE COURSE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DRIVEN PILES, CONCRETE, STEEL, REINFORCED CONCRETE, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO THE PRE-DEMOLITION CONDITION. CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STANDARDS. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

18. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND GEOTECHNICAL REPORT.

19. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPENDING BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

20. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR ANY SITE SAFETY ACTIVITIES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

21. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGI). ALL CONTRACTORS MUST HAVE THEIR CGI POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO NAME BOHLER ENGINEERING AS AN ADDITIONAL NAMED INSURED ON ALL CONTRACTORS' POLICIES. CONTRACTOR MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULL EXTENT PROVIDED BY THE LAW, INDUCE THE BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, AND OTHER LIABILITIES, WHETHER IN CONTRACT, TORT, OR OTHERWISE, WHICH MAY ARISE IN CONNECTION WITH THE PROJECT, CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

22. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMITY WITH THE INFORMATION SHOWN ON THE CONSTRUCTION PLANS. CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACTOR'S OR SUBCONTRACTOR'S CONTRACTUAL AGREEMENTS, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS. CONTRACTOR IS RESPONSIBLE FOR ITS OWN ACTS AND ITS SUBCONTRACTOR'S RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS. CONTRACTOR SHALL RELAY THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, TECHNIQUE, PROCEDURES, NECESSARY FOR PERFORMING, SUPERVISING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACTOR OR ITS SUBCONTRACTOR'S CONTRACTUAL AGREEMENTS, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR, AND MUST BE NAMED AS AN ADDITIONAL NAMED INSURED ON ALL CONTRACTORS' POLICIES. CONTRACTOR MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS PROVIDED IN THE CONTRACTOR'S AGREEMENT IN NOTE 19, WHICH IS IN EFFECT AS OF 10/19/2016.

23. THE CONTRACTOR DEDICATES THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WHICH FIRST BOUNDING THE PRIMER, WRITING, AUTHORIZING, AND ENGINEER FOR SUBMISSIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

24. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

25. ALL SIGNING AND PAVER STRIPPING MUST CONFORM TO MANUFACTURER'S INSTRUCTIONS FOR UNIFORM TRAFFIC CONTROLS OR LOCALLY APPROVED SUPPLEMENT.

26. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARD RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DEDICATED WORK SPACES. THE CONTRACTOR MUST NOT DISTURB OR REMOVE ANY EXISTING UTILITIES OR SYSTEMS LOCATED IN THE DEDICATED WORK SPACES. THE CONTRACTOR MUST NOT REMOVE ANY EXISTING UTILITIES OR SYSTEMS LOCATED IN THE DEDICATED WORK SPACES. THE CONTRACTOR MUST NOT REMOVE ANY EXISTING UTILITIES OR SYSTEMS LOCATED IN THE DEDICATED WORK SPACES.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND REQUEST FOR BOHLER ENGINEERING'S WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER, WHO SHALL CONSTITUTE THE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES, STATUTES, ORDINANCES AND CODES.

7. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

8. CONTRACTOR MUST FURNISH ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION, RELOCATIONS OR RELOCATED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, ORDINANCES AND CODES.

9. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS, DOOR ACCESS, AND EXTERIOR GRADING. THE CONTRACTOR MUST DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INTEGRATION OF UTILITIES AND SYSTEMS, AND COORDINATE WITH OTHER CONTRACTORS AND OWNERS THAT HAVE BEEN IDENTIFIED AS PART OF THE PROJECT FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, ORDINANCES AND CODES.

10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE UTILITY SERVICE CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WHERE A CONFLICT EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DO NOT MATCH THE EXISTING UTILITY CONNECTION POINTS, THE CONTRACTOR IS RESPONSIBLE TO RESOLVE THE CONFLICT.

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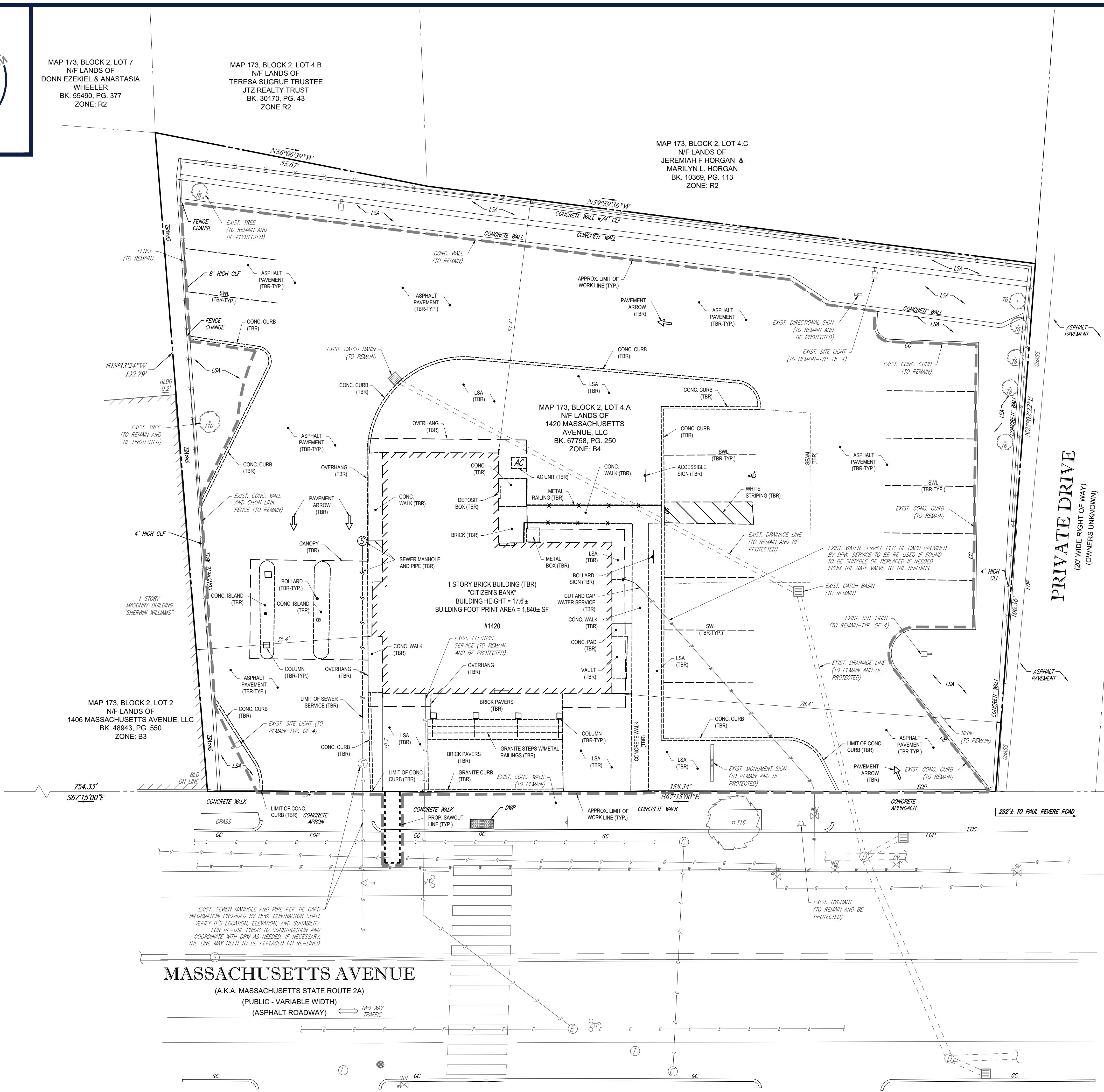
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE UTILITY SERVICE CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WHERE A CONFLICT EXISTS BETWEEN THESE SITE PLANS AND THE ARCH



MAP 173, BLOCK 2, LOT 7
N/F LANDS OF
DONN EZEKIEL & ANASTASIA
WHEELER
BK. 55490, PG. 377
ZONE: R2

MAP 173, BLOCK 2, LOT 4.B
N/F LANDS OF
TERESA SUGRUE TRUSTEE
JTZ REALTY TRUST
BK. 30170, PG. 43
ZONE R2

MAP 173, BLOCK 2, LOT 4.C
N/F LANDS OF
JEREMIAH F HORGAN &
MARILYN L. HORGAN
BK. 10369, PG. 113
ZONE: R2



PRIVATE DRIVE

(20' WIDE RIGHT OF WAY)
(OWNERS UNKNOWN)

MAP 173, BLOCK 2, LOT 6.B
N/F LANDS OF
LEXINGTON DEVELOPMENT
REALTY TRUST
BK. 59343, PG. 556
ZONE B4

3 STORY
FRAME BUILDING

**REFER TO GENERAL NOTES SHEET FOR
DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR
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JOSEPH A. SWERLING
CIVIL
No. 41697
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

Sheet Title

DEMOLITION PLAN

SHEET NUMBER:

REVISION 2 - 03/05/21



MAP 173, BLOCK 2, LOT 7
N/F LANDS OF
DONN EZEKIEL & ANASTASIA
WHEELER
BK. 55490, PG. 377
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MAP 173, BLOCK 2, LOT 4.C
N/F LANDS OF
JEREMIAH F HORGAN &
MARILYN L. HORGAN
BK. 10369, PG. 113
ZONE: R2

SITE INFORMATION

- APPLICANT: 1420 MASSACHUSETTS AVENUE, LLC C/O BIERBRIER DEVELOPMENT, INC. 420 BEDFORD STREET LEXINGTON, MA 02120
- OWNER: 1420 MASSACHUSETTS AVENUE, LLC C/O BIERBRIER DEVELOPMENT, INC. 420 BEDFORD STREET LEXINGTON, MA 02120
- PARCEL: MAP #173, BLOCK #2 & LOT #4.A 1420 MASSACHUSETTS AVENUE TOWN OF ARLINGTON MIDDLESEX COUNTY, MA

ZONING ANALYSIS TABLE

ZONING DISTRICT	VEHICULAR ORIENTED BUSINESS (B4)	N/A - NOT APPLICABLE	
OVERLAY DISTRICT	NONE	N/S - NOT SPECIFIED	
REQUIRED PERMIT	BANK OVER 2,000 SF WITH DRIVE-UP ATM PERMITTED BY SPECIAL PERMIT	(W) - WAIVER REQUESTED	
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NONE	19,727 SF	NO CHANGE
MIN. LOT FRONTRAGE	50 FT	158.3 FT	NO CHANGE
MAX. BLDG F.A.R.	1.0	0.18	0.12
MIN. FRONT SETBACK	0 FT	19.7 FT	16.3 FT
MIN. SIDE SETBACK	0 FT	10.6 FT	25.9 FT
MAX. REAR SETBACK	10 FT	51.4 FT	51.3 FT
MAX. BUILDING HEIGHT	35 FT / 3 STORIES	17.6 FT	20.0 FT
MIN. OPEN SPACE	10%	23.1%	34.9%
PARKING SPACES	8	15	12
ACCESS. PARKING SPACES	1	1	1
PARKING STALL CRITERIA	USE/CATEGORY: RETAIL OR OTHER SERVICE USE STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	REQUIRED PARKING: 1 SPACE PER 300 SF SF CALCULATION: 2,400 / 300 = 8 SPACES REQUIRED	

BICYCLE PARKING REQUIREMENTS

RETAIL AND SERVICE USE REQUIRES 0.60 SPACES PER 1,000 SF OF GROSS FLOOR AREA.
- 2,400 SF x 0.6 / 1,000 = 1.4 SPACES REQUIRED
- 2 SPACES PROVIDED



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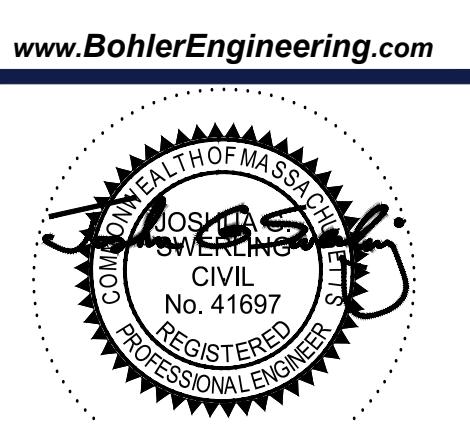
PROJECT #: W161132
DRAWN BY: CFD/NPD
CHECKED BY: RMM
DATE: 01/21/2021
CAD ID: W161132-TTB-0_24X36

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR
1420 MASSACHUSETTS AVENUE, LLC C/O BIERBRIER DEVELOPMENT, INC.
PROPOSED
CITIZENS BANK REDEVELOPMENT
MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER //
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

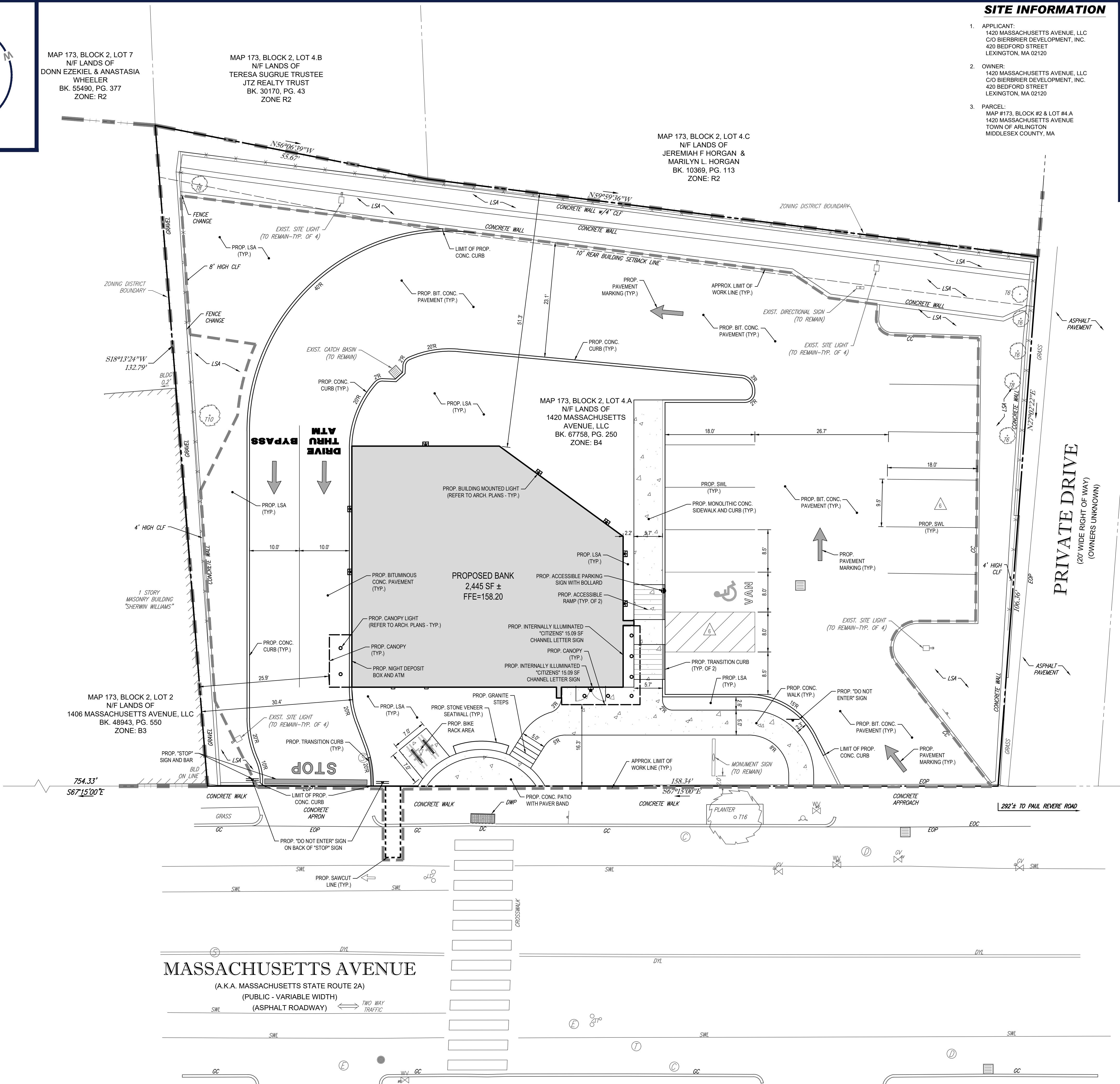


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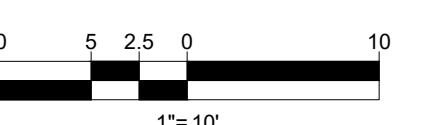
SITE LAYOUT PLAN

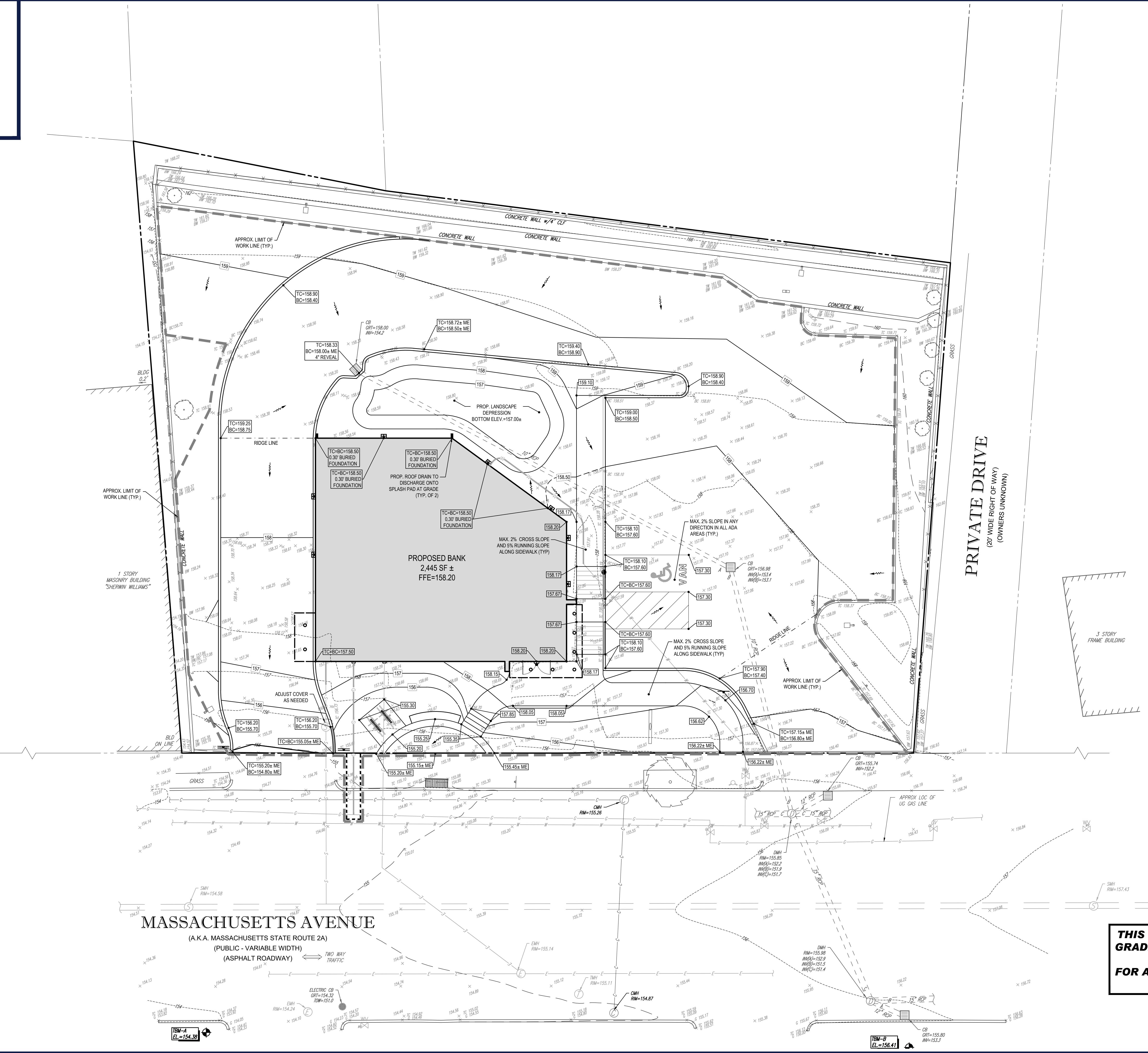
SHEET NUMBER:
C-301

REVISION 2 - 03/05/21



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES





**THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY. REFER TO
GENERAL NOTES SHEET
OR ADDITIONAL GRADING & UTILITY
NOTES**

SHEET TITLE:

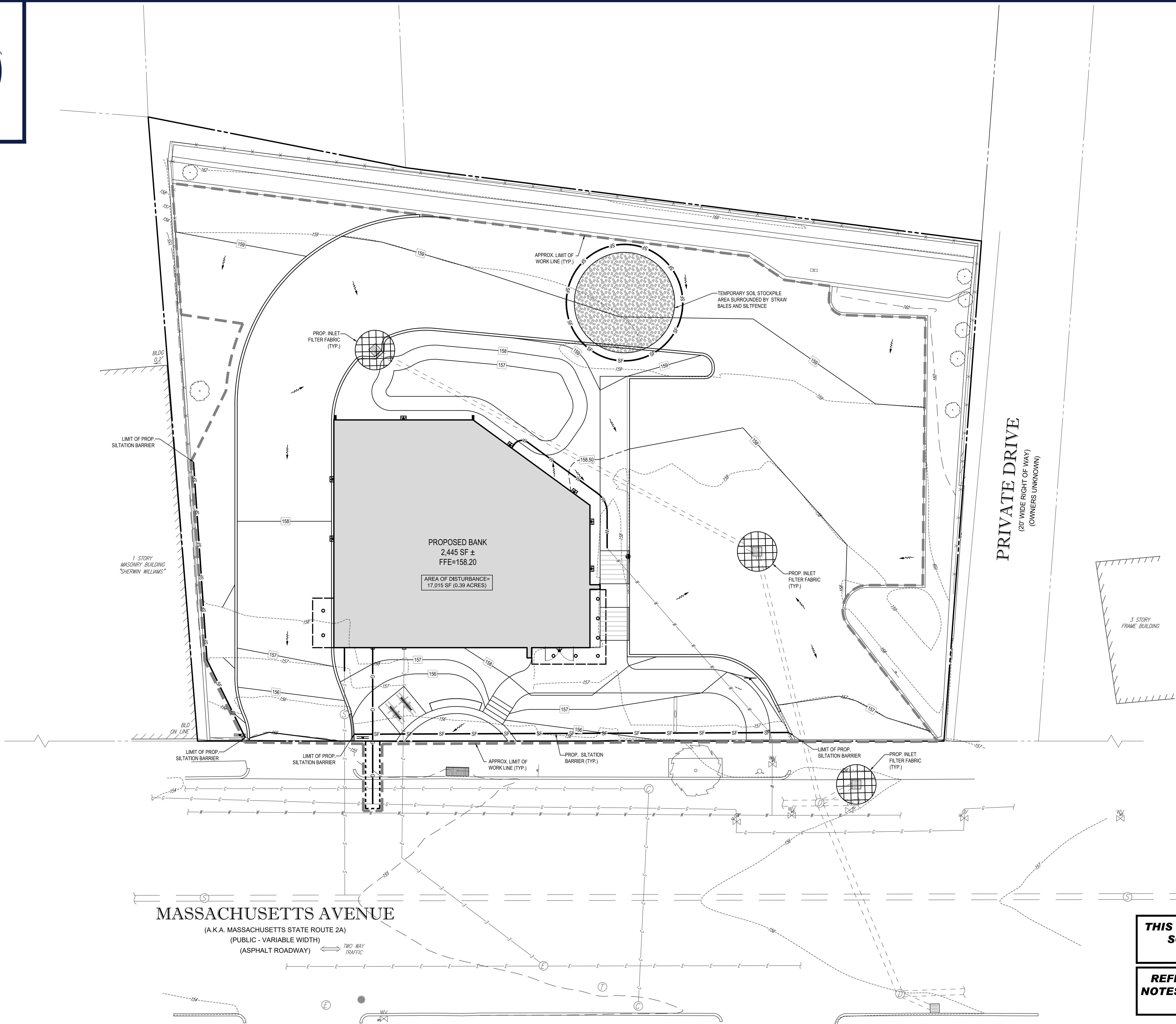
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 2 - 03/05/21

-40°

VISION 2 - 03/05/21



10
5 2.5 0
10
1' = 10'



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C/O BIERBRIER DEVELOPMENT, INC.

PROPOSED
CITIZENS BANK REDEVELOPMENT
MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS

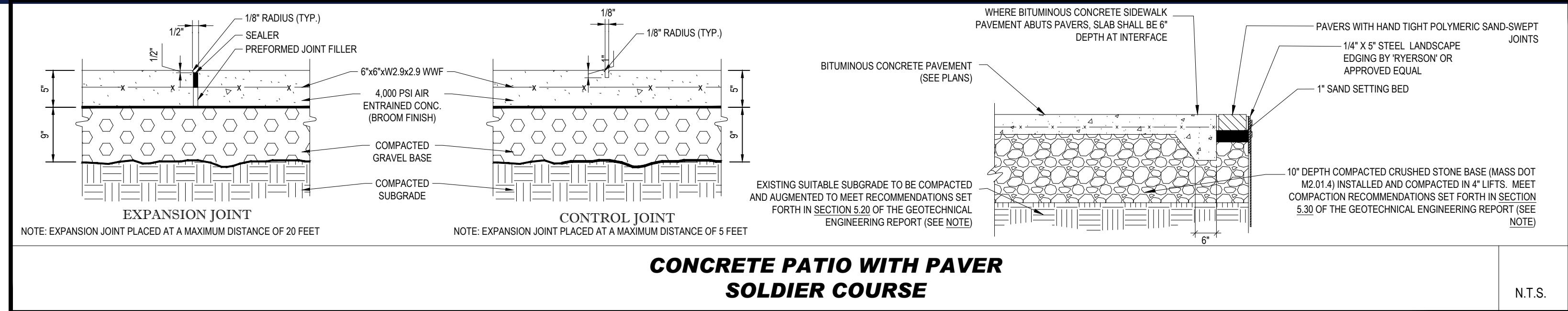


SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601



CONCRETE PATIO WITH PAVER
SOLDIER COURSE

N.T.S.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMN RED MAPLE	2 1/2'-3' CAL	B+B
SUBTOTAL:	2				
ORNAMENTAL TREES					
BNH	2	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	10-12'	B+B
SUBTOTAL:	2				
DECIDUOUS SHRUBS					
CSA	9	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	18-24"	B+B
HME	11	HYDRANGEA MACROPHYLLA ENDLESS SUMMER	ENDLESS SUMMER HYDRANGEA	18-24"	CONTAINER
HPG	2	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	24-30"	CONTAINER
HPS	8	HYPERICUM PATULUM 'SUNBURST'	SUNBURST ST. JOHNSWORT	18-24"	CONTAINER
IXR	20	ILEX X VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
SUBTOTAL:	50				
EVERGREEN SHRUBS					
IGC	17	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	B+B
IGCB	10	ILEX GLABRA 'GEM BOX'	DWARF INKBERRY HOLLY	18-24"	CONTAINER
RAS	1	RHODODENDRON 'APRIL SNOW'	APRIL SNOW RHODODENDRON	24-30"	CONTAINER
RBX	13	RHODODENDRON 'BIBBY'	BIBBY RHODODENDRON	24-30"	CONTAINER
SUBTOTAL:	41				
GROUND COVERS					
JHBB	17	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	17				
PERENNIALS					
HHR	27	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER
HMP	5	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	2 GAL.	CONTAINER
SUBTOTAL:	32				



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/22/21	PER TOWN COMMENTS	NPD	RMM
2	03/05/21	PER TOWN COMMENTS	NPD	RMM

SEED MIX KEY

PROPOSED HYDROSEED



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PROJECT No.:	W161132	DRAWN BY:	CFD/NPD	RMM
CHECKED BY:		DATE:	01/21/2021	
CAD ID.:	W161132-TTB #2_24X36			

PROPOSED SITE PLAN DOCUMENTS

FOR
1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.

PROPOSED
CITIZENS BANK REDEVELOPMENT

MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS

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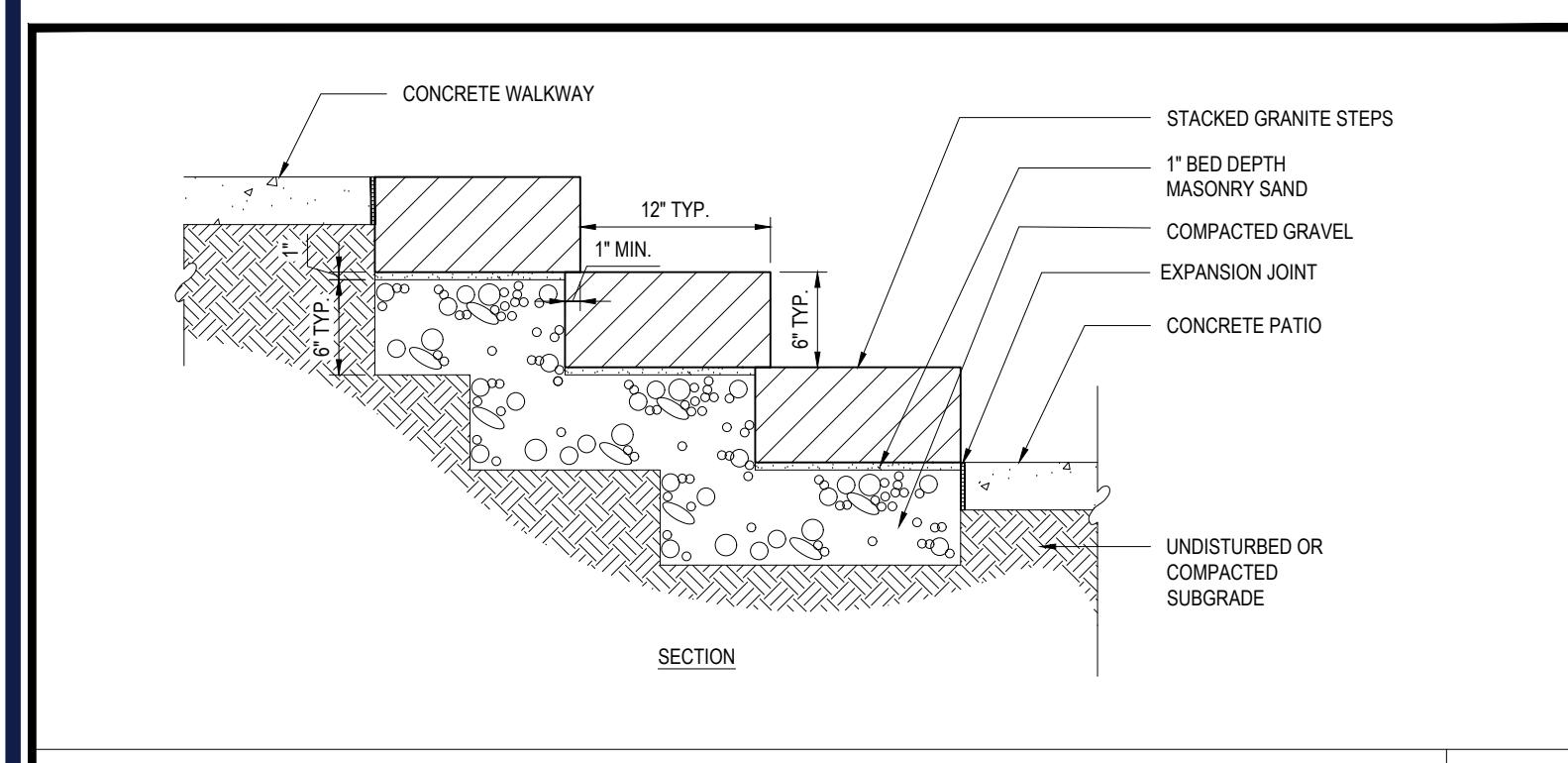
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

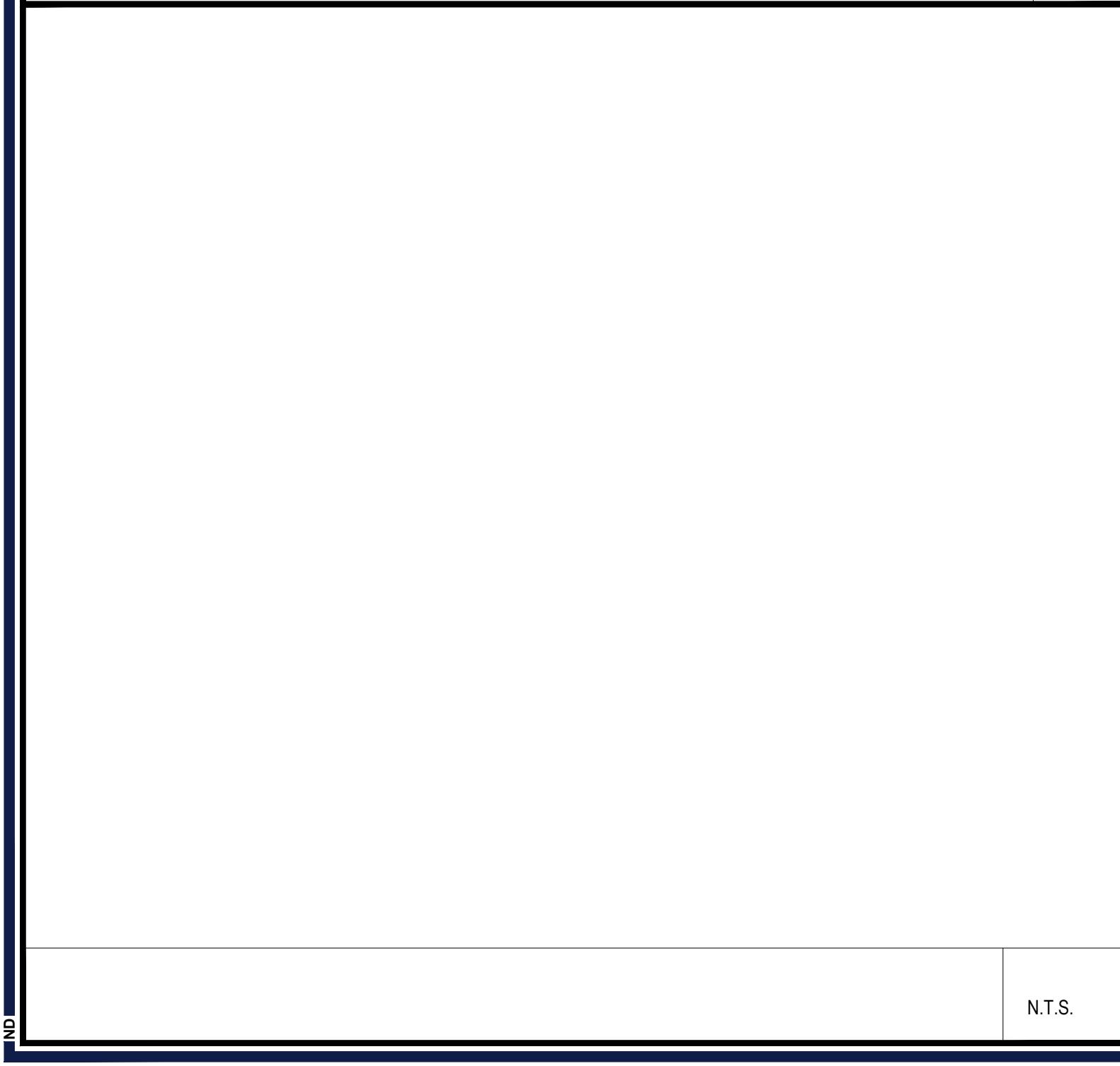
C-701

REVISION 2 - 03/05/21



GRANITE STEPS

N.T.S.



MASSACHUSETTS AVENUE

(A.K.A. MASSACHUSETTS STATE ROUTE 2A)
(PUBLIC - VARIABLE WIDTH)
(ASPHALT ROADWAY) ←→ TWO WAY TRAFFIC

N.T.S.

OWNER MAINTENANCE RESPONSIBILITIES

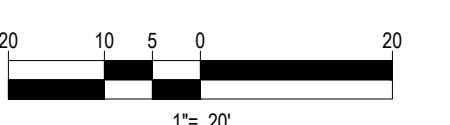
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPE FEATURES, WHETHER OR NOT ALL ARE OWNED BY THE OWNER, OR WHETHER OR NOT THEY ARE A CURRENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

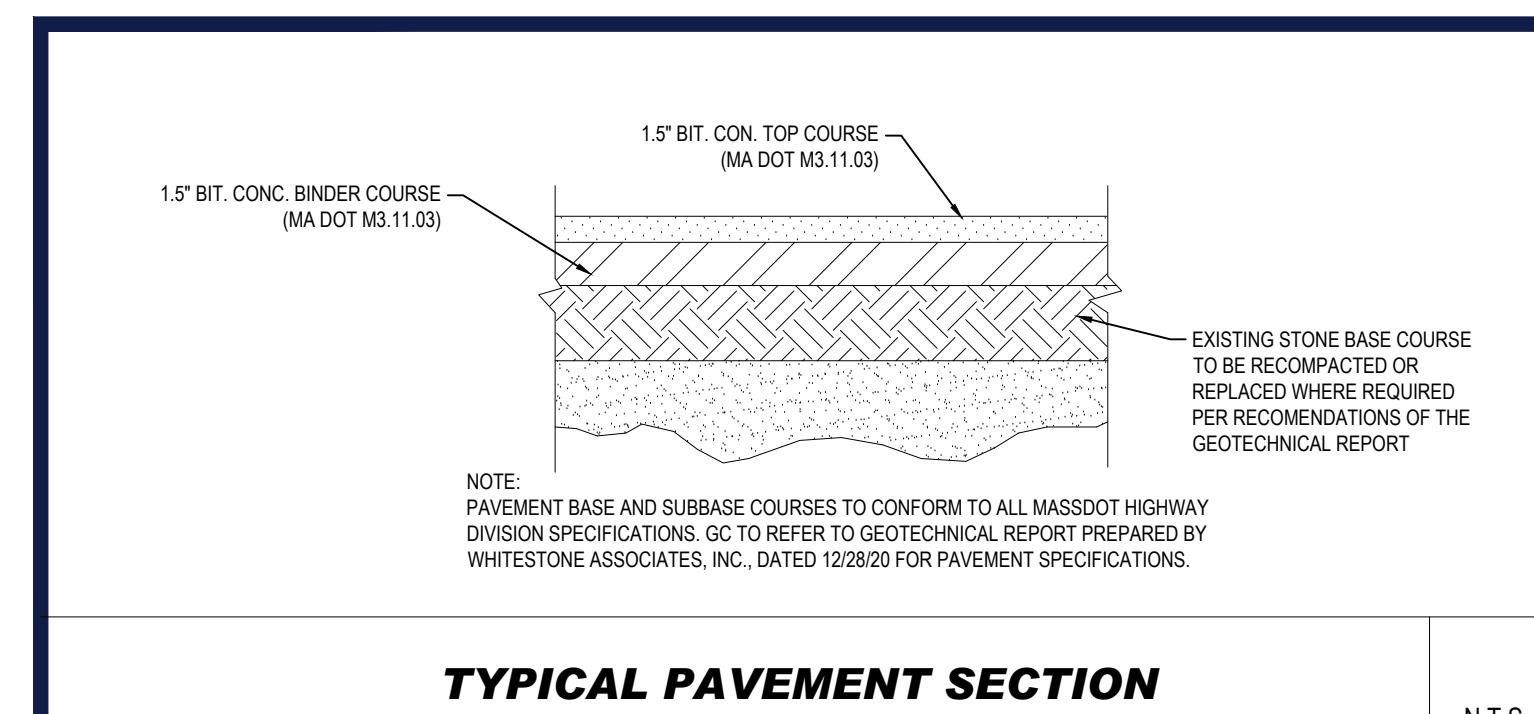
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES DO NOT OBSTRUCT ANY PEDESTRIAN WALKWAY, SIDEWALK, OR FROM ANY PEDESTRIAN SURFACE(S) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES AS ILLUSTRATED ON THE LANDSCAPE PLAN ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT FROM THE GROUND ON ALL PAVED, TRAVELED SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATION, GROUND COVERS, AND ALL INSTALLED PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 36 INCHES FROM THE GROUND ON ALL PAVED, TRAVELED SURFACES, ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FAULN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAVELED SURFACES, DROPPING, SPILLING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE. GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

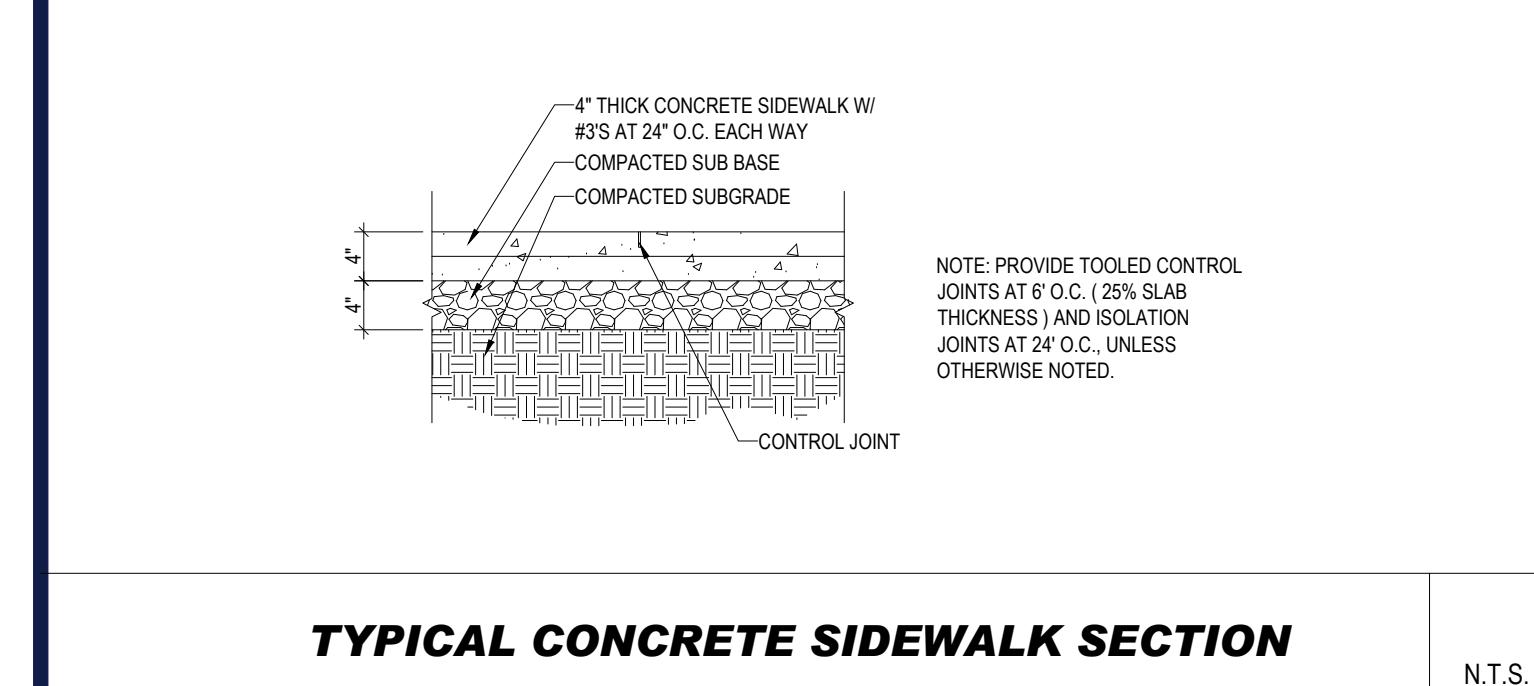
THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS

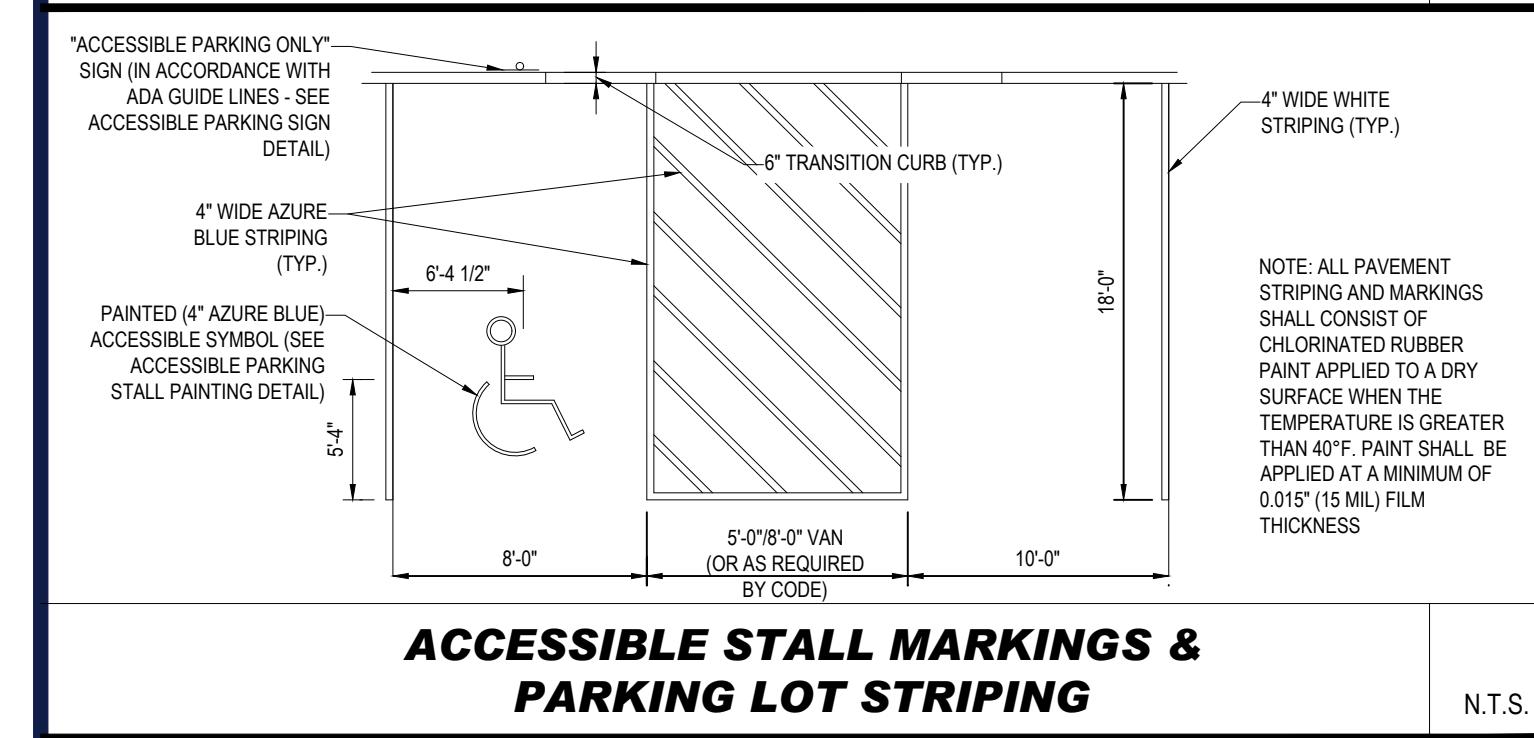




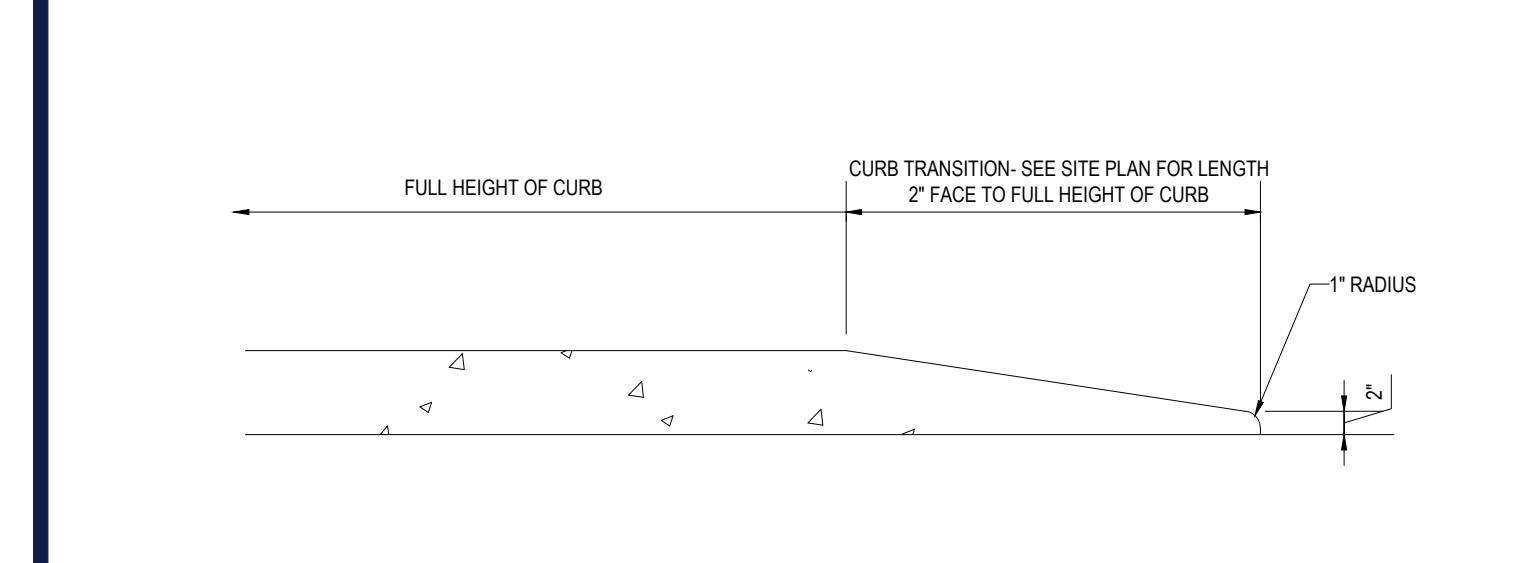
TYPICAL PAVEMENT SECTION N.T.S.



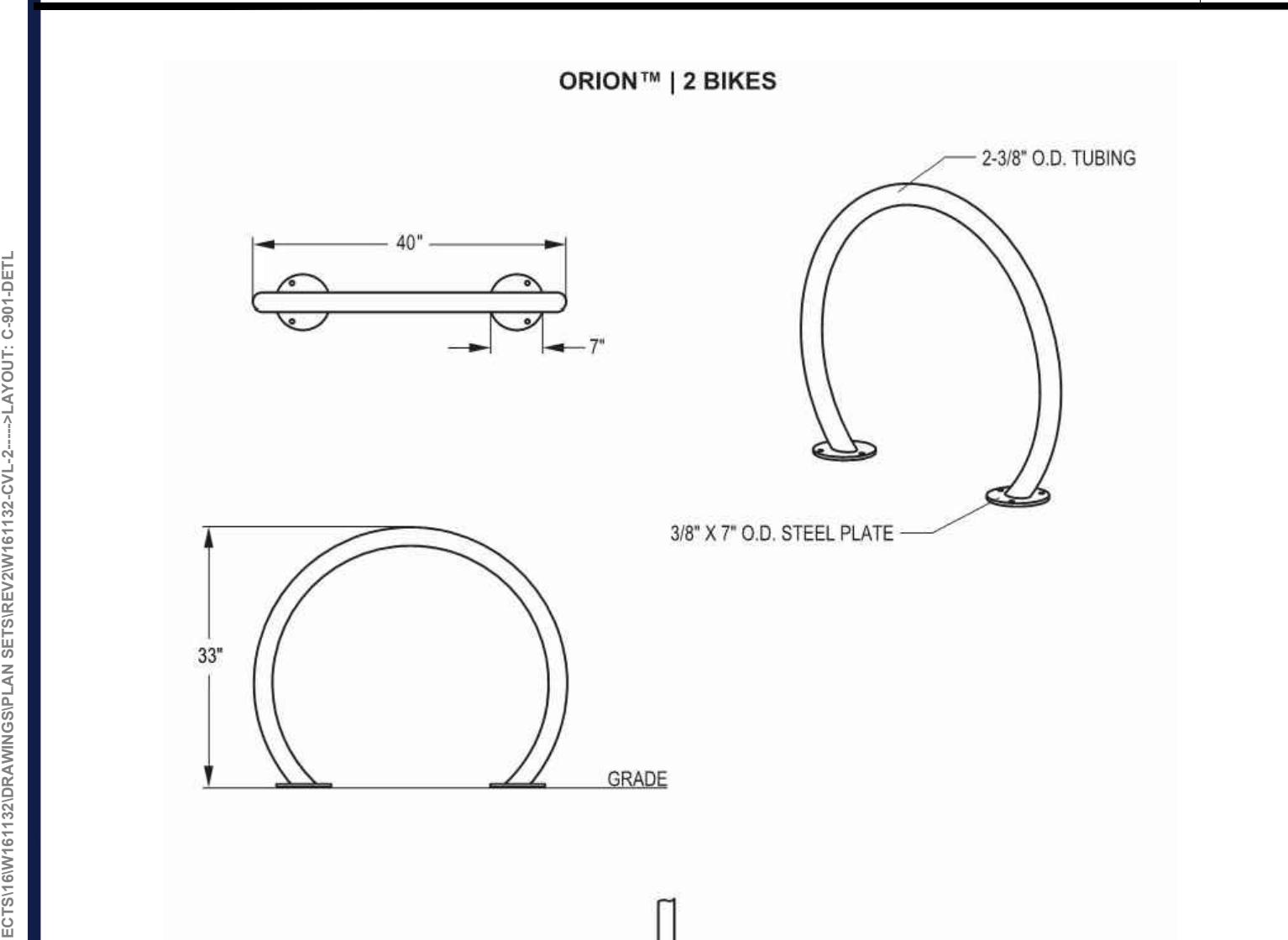
TYPICAL CONCRETE SIDEWALK SECTION N.T.S.



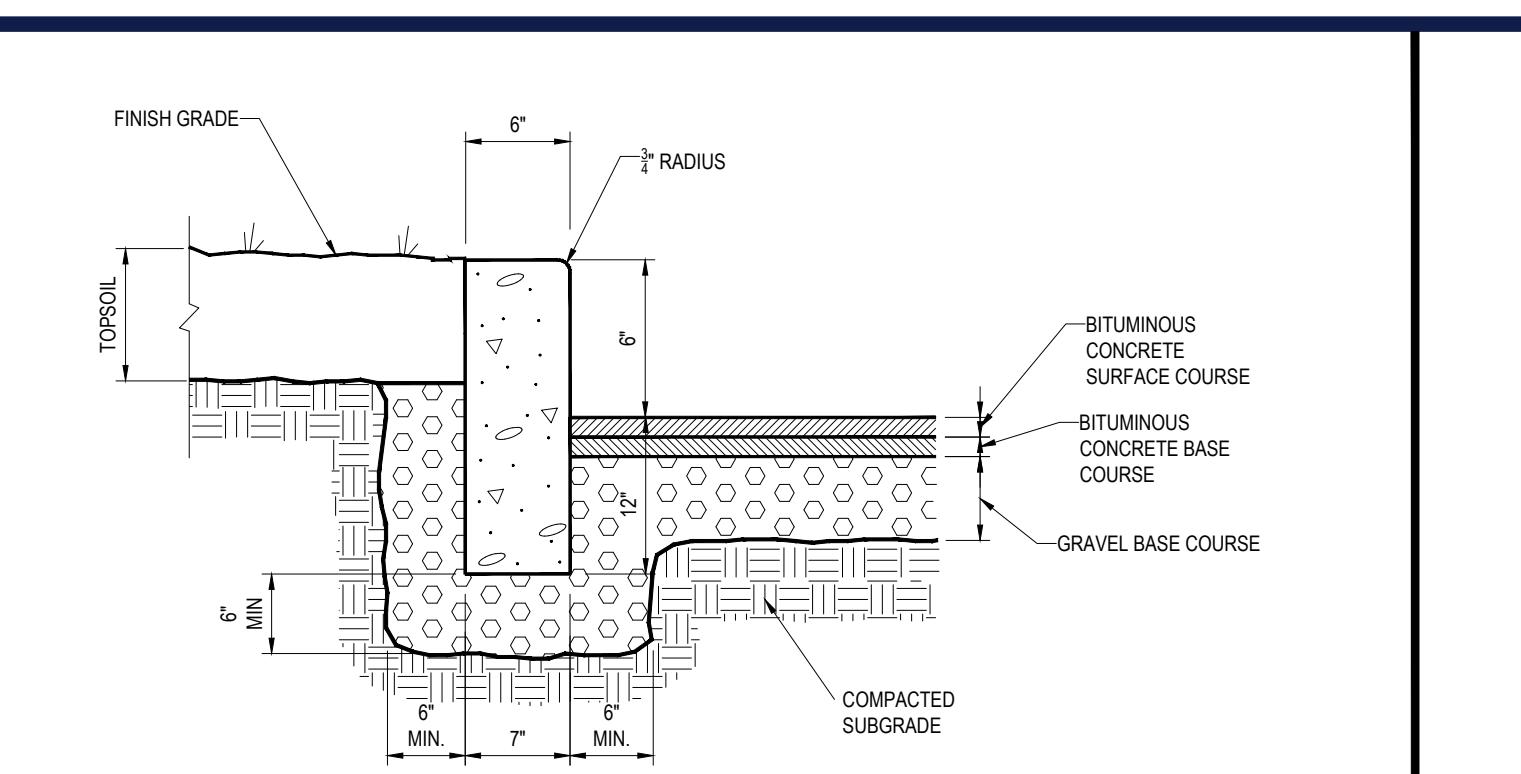
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING N.T.S.



TRANSITION CURB N.T.S.

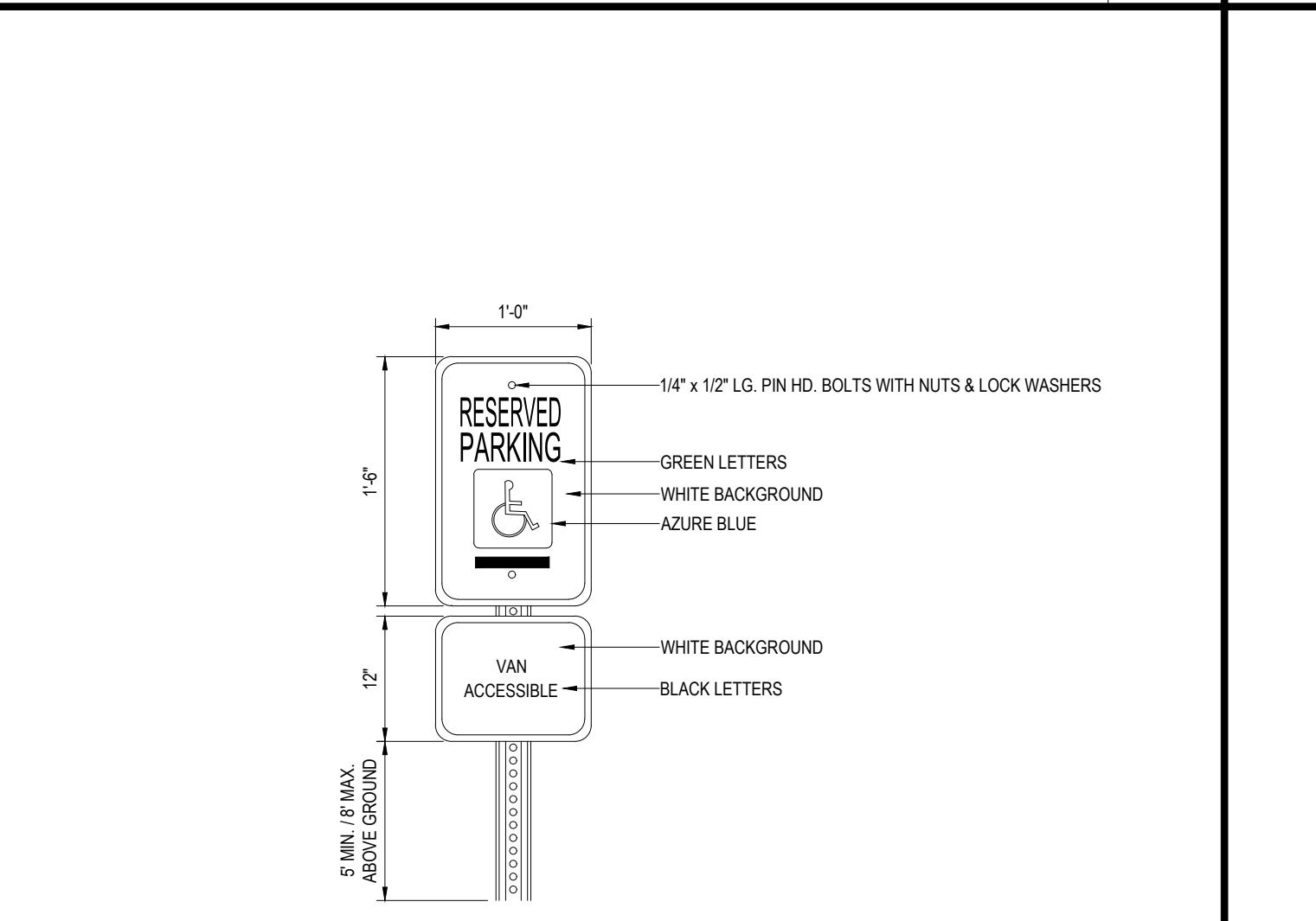


BIKE RACK N.T.S.

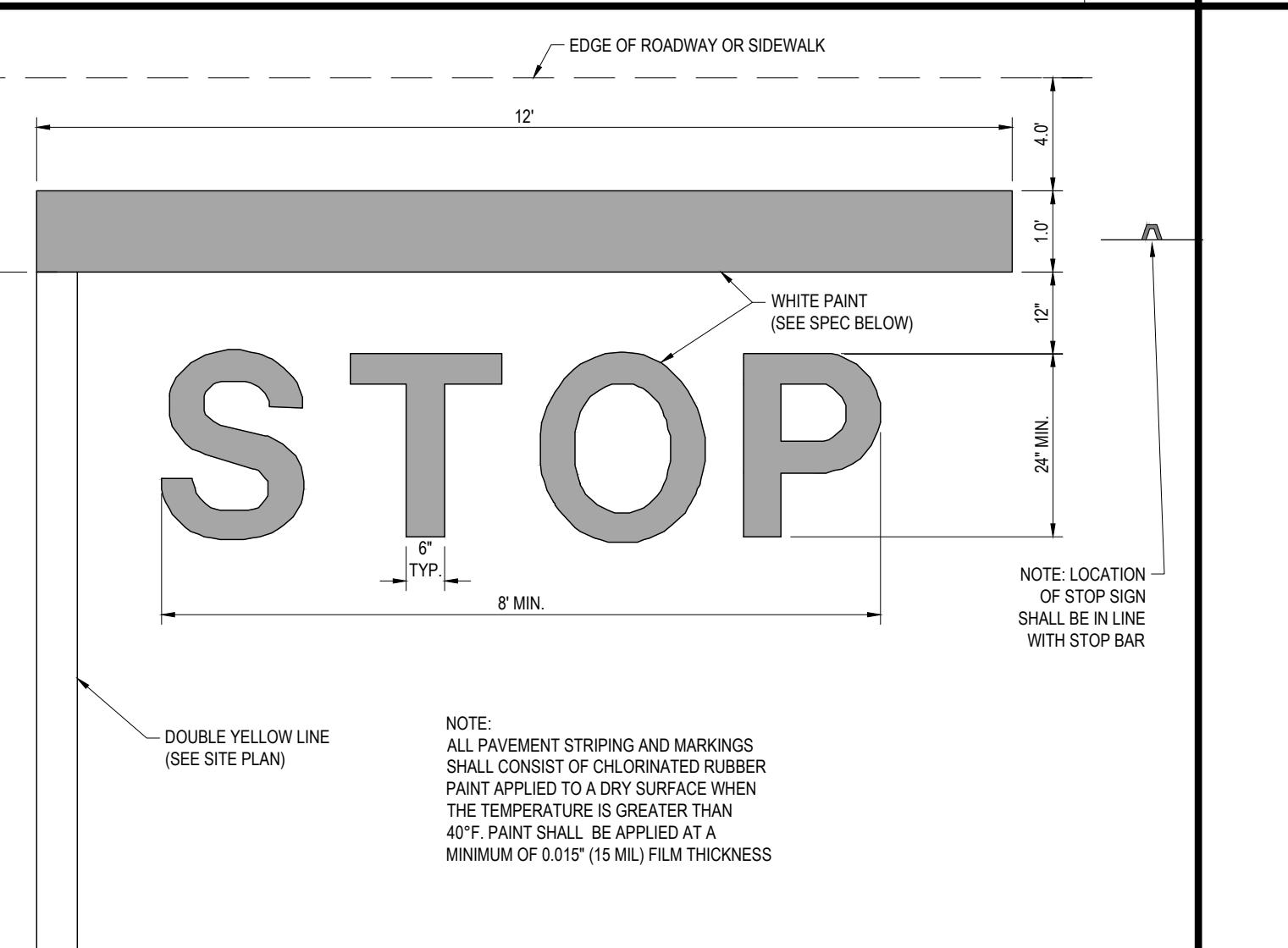


PRECAST CONCRETE CURB N.T.S.

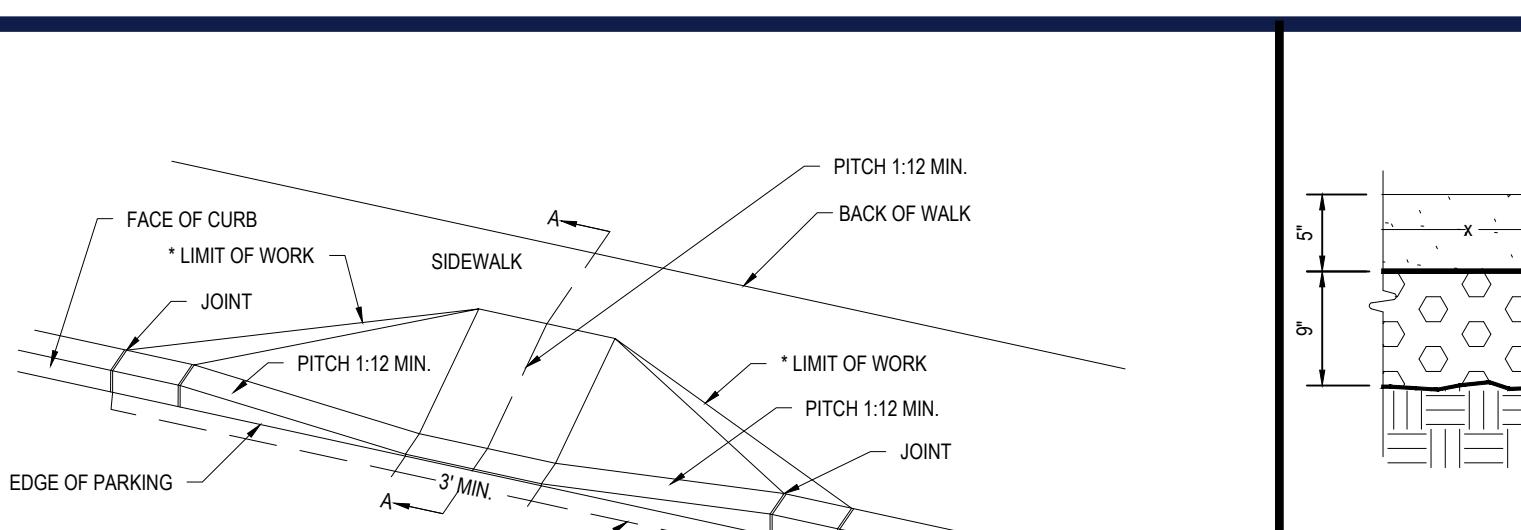
WHEELCHAIR RAMP N.T.S.



ACCESSIBLE PARKING SIGN N.T.S.

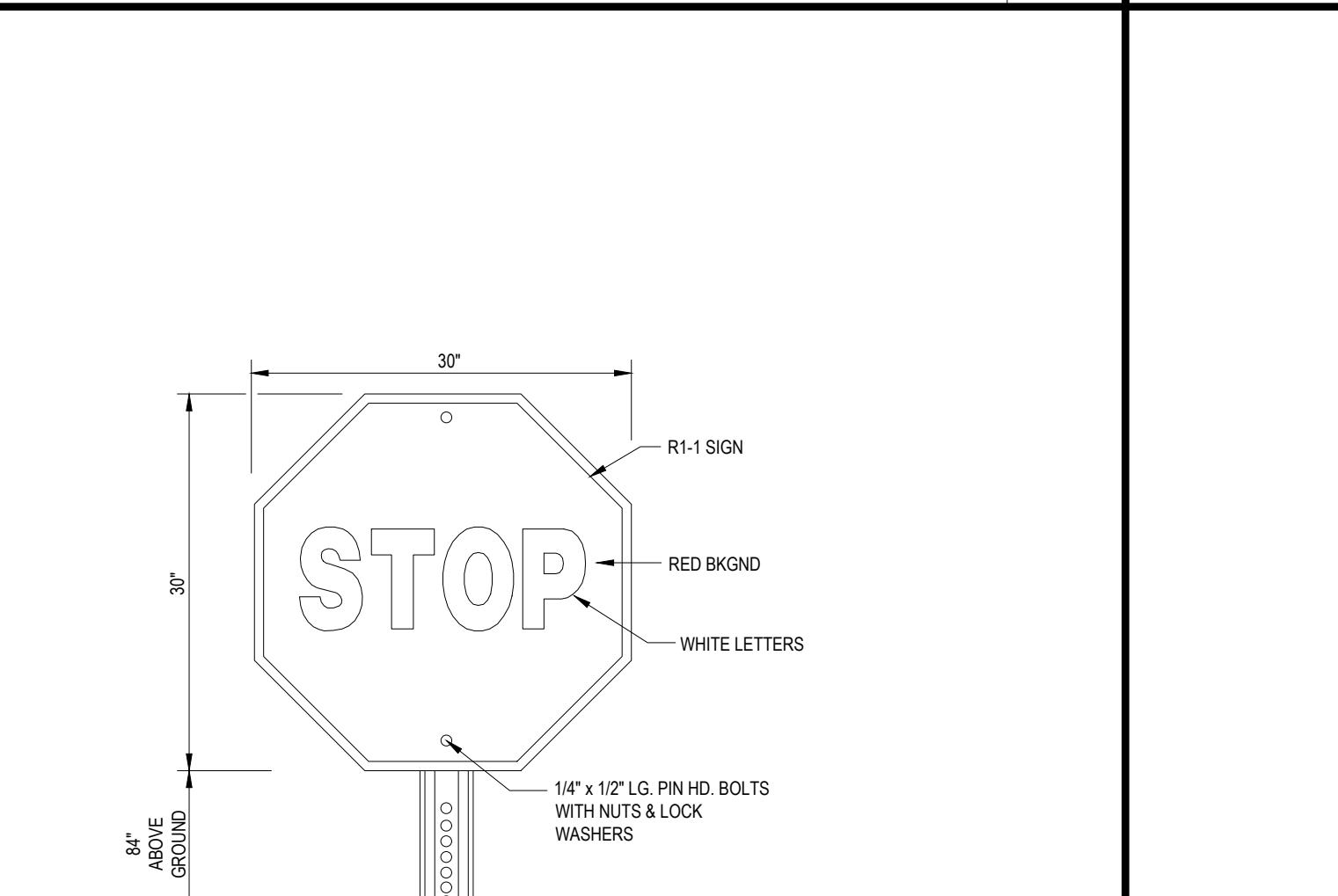


'STOP' BAR N.T.S.

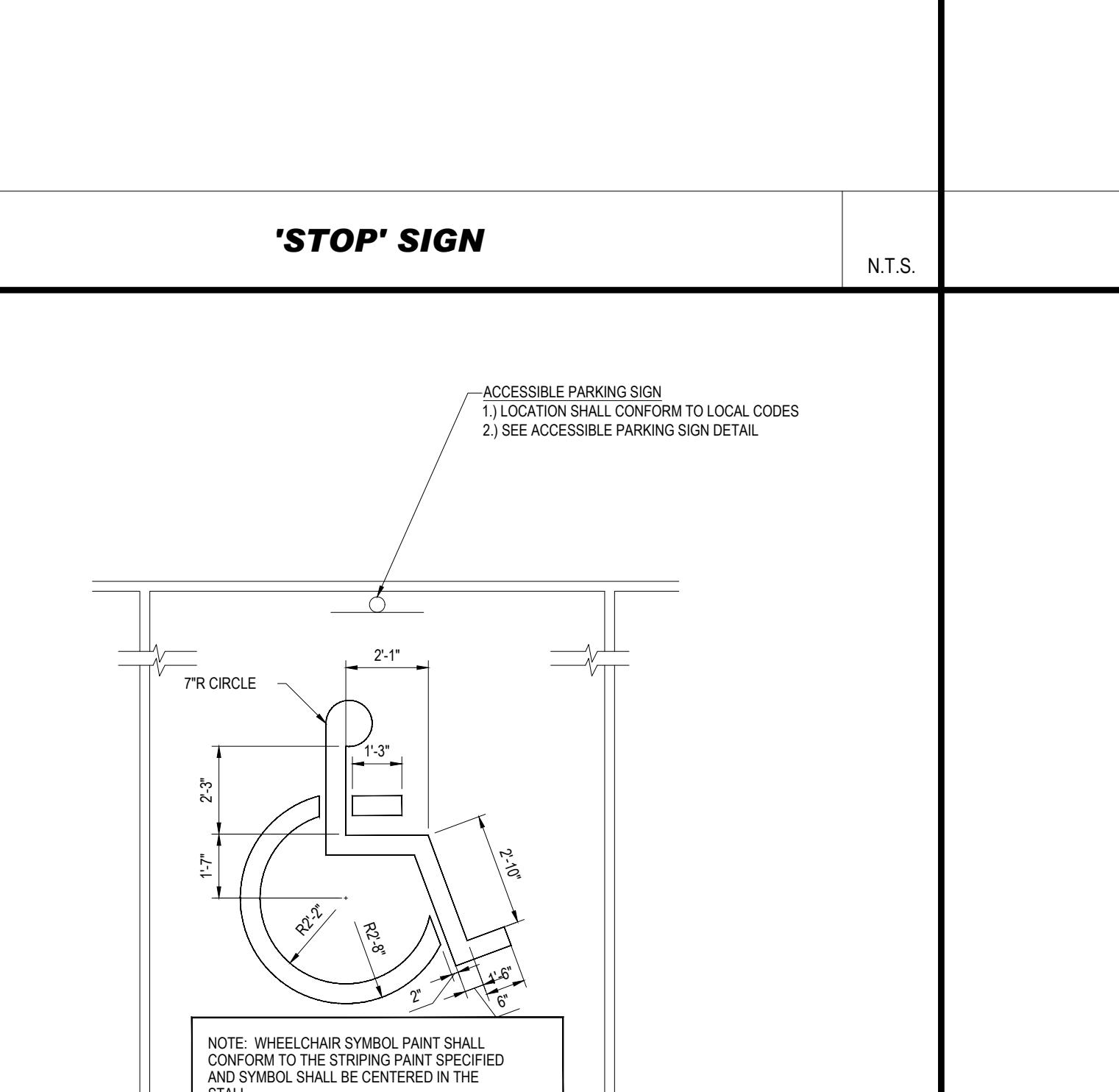


'STOP' SIGN N.T.S.

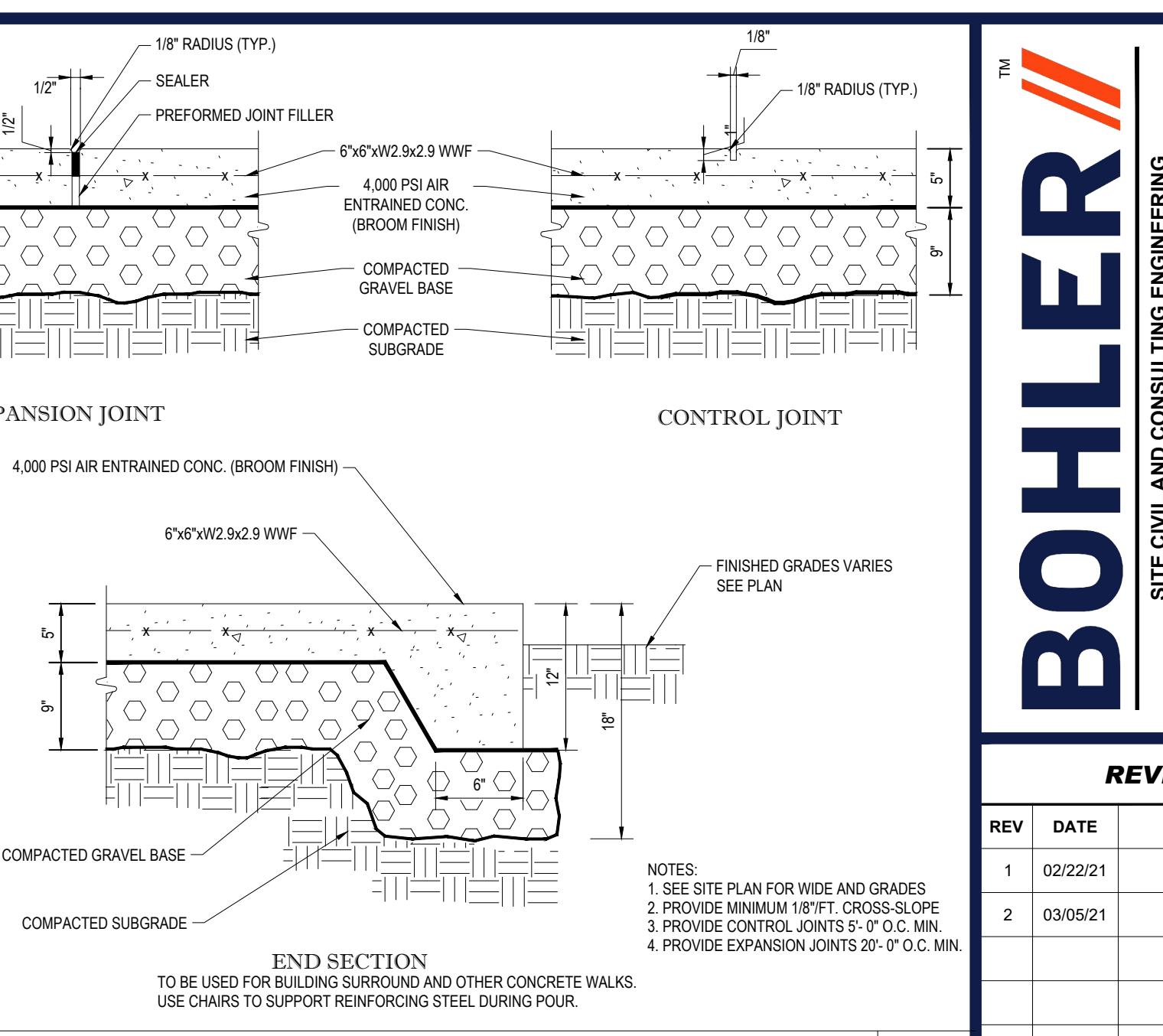
ACCESSIBLE PARKING STALL PAINTING N.T.S.



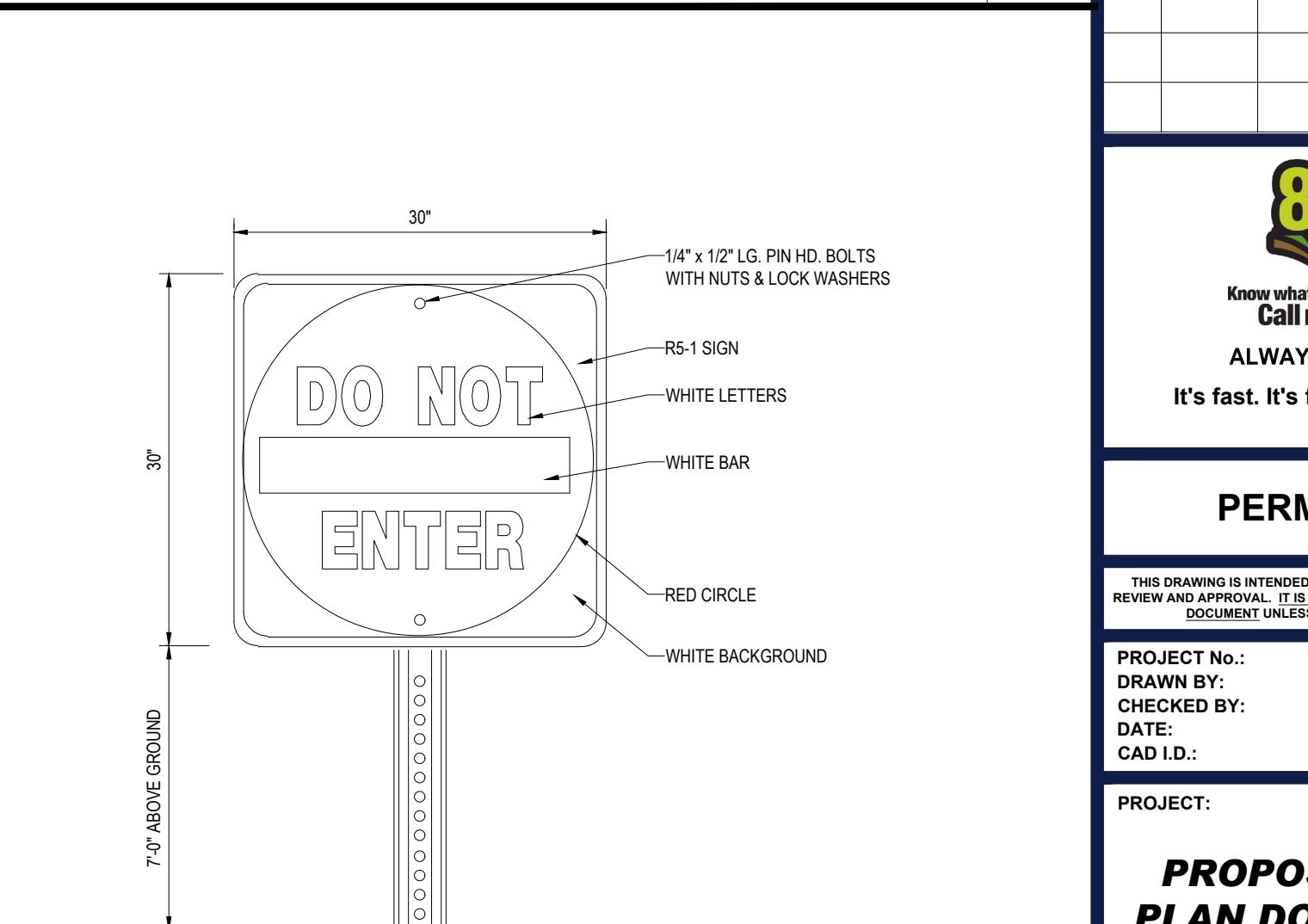
'DO NOT ENTER' SIGN N.T.S.



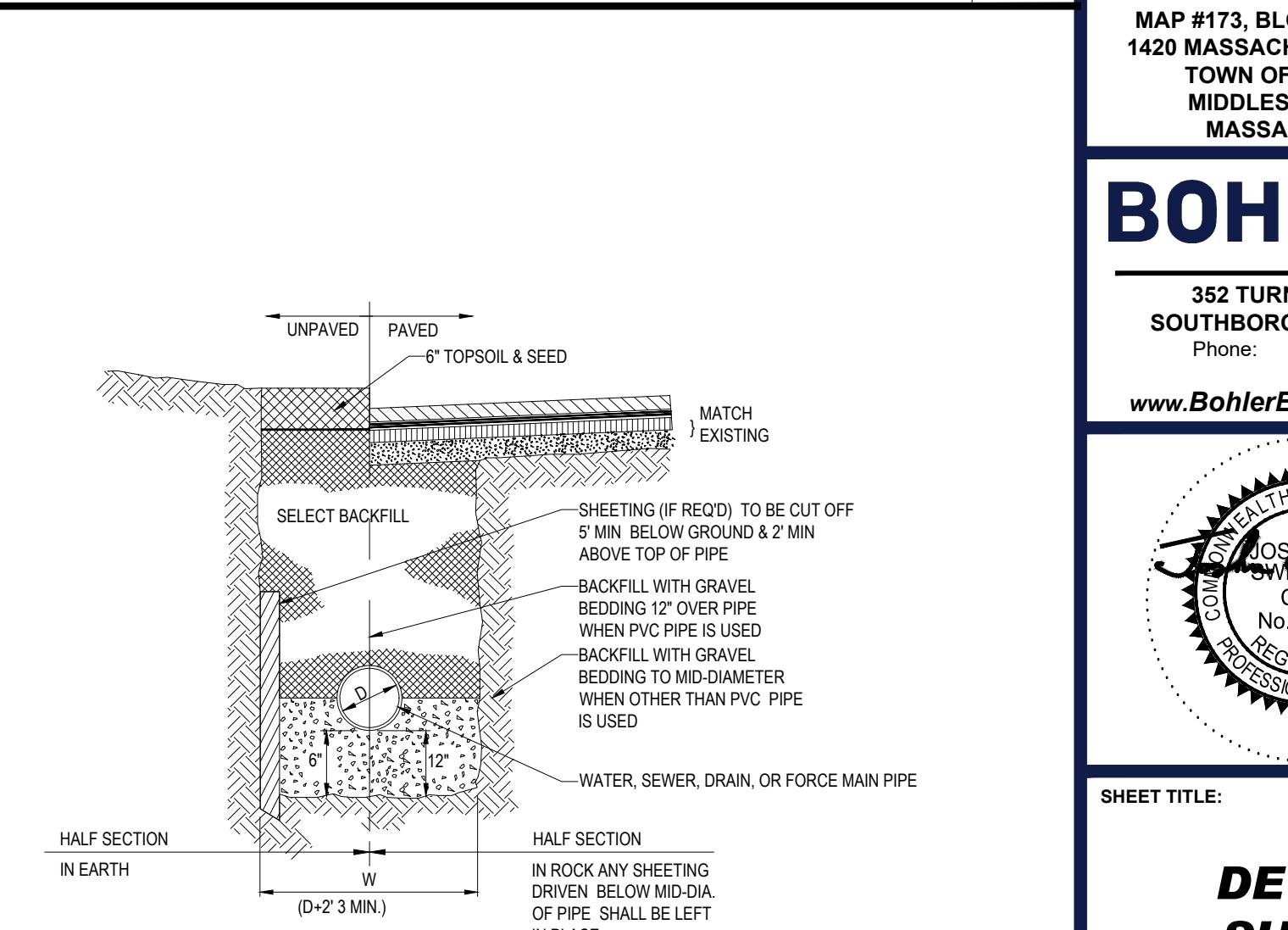
ACCESSIBLE PARKING STALL PAINTING N.T.S.



MONOLITHIC CONCRETE SIDEWALK AND CURB N.T.S.



'DO NOT ENTER' SIGN N.T.S.



TYPICAL UTILITY TRENCH N.T.S.

LEGEND

— 124 —
— 125 —
X 123.45
X TC 123.45
X G 122.95
X TW 123.45
X BW 122.95
X FF 123.45
E
C
W
G
□ VACUUM
SIGN
• BOLLARD
PAINTED ARROWS
① DMH
② EMH
③ SMH
④ TMH
■ CB
TREE & TRUNK SIZE
▲ 10
PARKING SPACE COUNT
DEPRESSED CURB
DWP DETECTABLE WARNING PAD
SML SOLID WHITE LINE
DYL DOUBLE YELLOW LINE
HT HEIGHT
BLDG BUILDING
BFA BUILDING FOOTPRINT AREA
INV INVERT ELEVATION
GRT GRATE ELEVATION
TOW TOP OF WATER
[123.45] BUILDING DIMENSION
OC GRANITE CURB
CC CONCRETE CURB
UG UNDER GROUND
CLF CHAIN LINK FENCE
DC DEPRESSED CURB
ECC EDGE OF CONCRETE
EOP EDGE OF PAVEMENT
LSA LANDSCAPED AREA
(TYP) TYPICAL

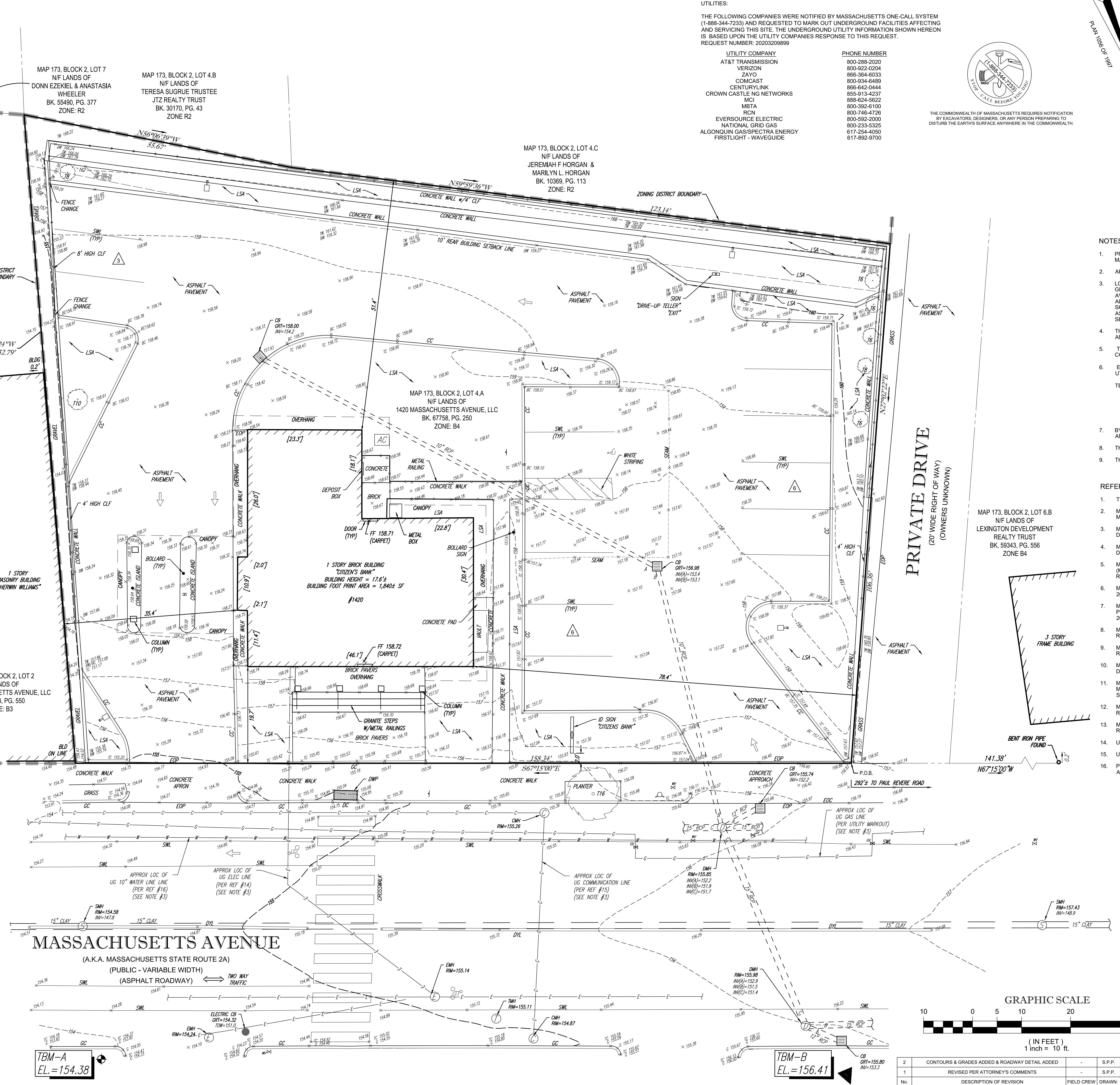
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ZONE: R2

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MAP 173, BLOCK 2, LOT 4.C
N/F LANDS OF
JEREMIAH F HORGAN &
MARILYN L HORGAN
BK. 10369, PG. 113
ZONE: R2

MAP 173, BLOCK 2, LOT 4.A
N/F LANDS OF
1420 MASSACHUSETTS AVENUE, LLC
BK. 67758, PG. 250
ZONE: B4

MAP 173, BLOCK 2, LOT 2
N/F LANDS OF
1406 MASSACHUSETTS AVENUE, LLC
BK. 48943, PG. 550
ZONE: B3



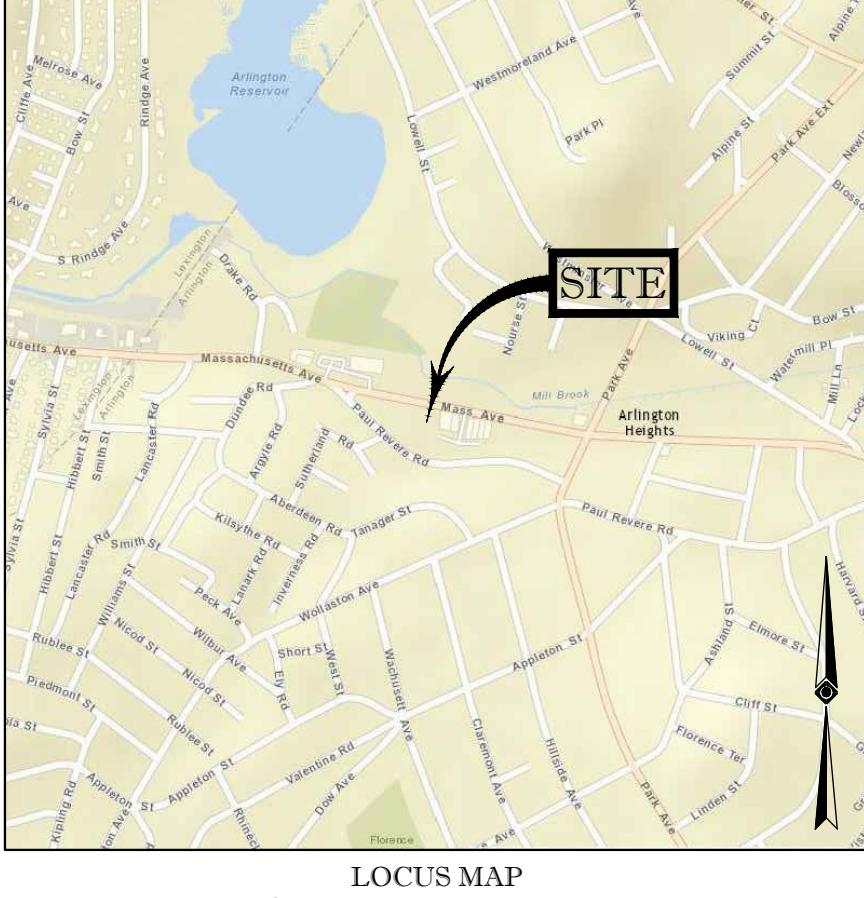
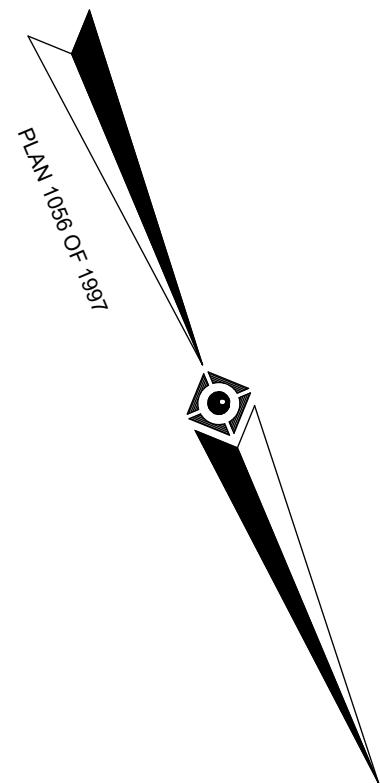
UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
REQUEST NUMBER: 2020320989

UTILITY COMPANY
AT&T TRANSMISSION
VERIZON
ZYCO
COMCAST
CENTURYLINK
CROWN CASTING NETWORKS
MCI
MBTA
RCN
EVERSOURCE ELECTRIC
NATIONAL GRID GAS
ALGONQUIN GAS/SPECTRA ENERGY
FIRSTLIGHT - WAVEGUIDE

PHONE NUMBER

800-288-2000
800-322-0204
866-364-6033
800-334-6489
866-642-0444
866-642-0444
888-224-5622
800-392-6100
800-746-4726
800-592-2000
800-592-2000
617-254-4050
617-892-9700

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION
BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
REQUEST NUMBER: 2020320989



LOCUS MAP
©2013 ESRI WORLD STREET MAPS
(NOT TO SCALE)

NOTES:

- PROPERTY KNOWN AS LOT 1, BLOCK 1 AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 170.
- AREA = 19,727 SQUARE FEET OR 0.453 ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE AWARDED AT THE TIME OF THE SURVEY. ALL LAND AS-BUILT IS THE PROPERTY OF THE SURVEYOR. THE REMOVAL OR DISTURBING OF ALL UNDERGROUND UTILITIES AND SURFACE FEATURES AND EXCAVATION IS THE RESPONSIBILITY OF THE EXCAVATOR. THE EXCAVATOR SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOD 12A, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

TEMPORARY BENCH MARKS SET:

TBM-A: MAG NAIL SET IN BRICK SIDEWALK, ELEVATION: 154.38
TBM-B: MAG NAIL SET IN BRICK SIDEWALK, ELEVATION: 156.41

7. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2

8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

9. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #173.
- MAP ENTITLED NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 416 OF 656; MAP NUMBER 25017CG416B, EFFECTIVE DATE: JUNE 4, 2010.
- MAP ENTITLED PLAN OF LAND IN ARLINGTON BELONGING TO JOSEPH H. EATON,* PREPARED BY J.O. GOODWIN, DATED DECEMBER 1895, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS.
- MAP ENTITLED PLAN OF LAND, 1406 MASSACHUSETTS AVENUE, ARLINGTON, MA, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DATED MARCH 9, 2010, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN NO. 464 OF 2010.
- MAP ENTITLED PHASE II PAUL REVERE CROSSING CONDOMINIUM, MODIFICATION, MASTER DEED PLAN IN ARLINGTON, MA (MIDDLESEX COUNTY),* PREPARED BY ROBER SURVEY, DATED SEPTEMBER 19, 2013, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 800 OF 2013.
- MAP ENTITLED "SITE PLAN, 65-67 PAUL REVERE ROAD, CONDOMINIUM," PREPARED BY CCR ASSOCIATES, INC., DATED MARCH 12, 2012, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 171 OF 2012.
- MAP ENTITLED "PAUL REVERE CROSSING CONDOMINIUM, MASTER DEED PLAN IN ARLINGTON, MA (MIDDLESEX COUNTY)," PREPARED BY ROBER SURVEY, DATED APRIL 1, 2013, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 217 OF 2013.
- MAP ENTITLED "SUBDIVISION OF LAND IN ARLINGTON - MASS.," PREPARED BY JOSEPH J. SULLIVAN, DATED JUNE 1969, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 659 OF 1969.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA (MIDDLESEX COUNTY);* PREPARED BY H&R SURVEY, DATED AUGUST 18, 1997, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 1056 OF 1997.
- MAP ENTITLED "SUBDIVISION OF LAND, ARLINGTON, MASS.," PREPARED BY SELWIN & KIRWIN ASSOCIATES, DATED DECEMBER 4, 1979, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 1527 OF 1979.
- MAP ENTITLED "ALTA/ACSM LAND TITLED SURVEY, PREPARED FOR CITIZENS BANK, CITIZENS FINANCIAL GROUP, 1400 MASSACHUSETTS AVENUE, CITY OF ARLINGTON, COUNTY OF MIDDLESEX, STATE OF MASSACHUSETTS," PREPARED BY MILLMAN SURVEYING, DATED APRIL 18, 2000, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 1564 OF 2006.
- MAP ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON MASS.," PREPARED BY JOS. J. SULLIVAN, DATED DECEMBER, 1952, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 66 OF 1953.
- MAP ENTITLED "BOSTON EDISON COMPANY, TRANSMISSION AND DISTRIBUTION DEPT.," RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 734, PAGE 58.
- UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY EVERSOURCE
- UNDERGROUND COMMUNICATION LINE MAPPING PROVIDED BY RCN
- PLAN SET ENTITLED "SITE REDEVELOPMENT PLANS FOR BIERBRIER DEVELOPMENT, INC., #1406 MASSACHUSETTS AVENUE, ARLINGTON, MA," DATED AUGUST 19, 2009, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL



8-28-20

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE
6-30-16

FIELD BOOK NO
71-72

FIELD BOOK PG
16-03MA

FIELD CREW
B.S.B.

DRAWN:
INDO

REVIEWED:
S.P.P.

APPROVED:
G.L.H.

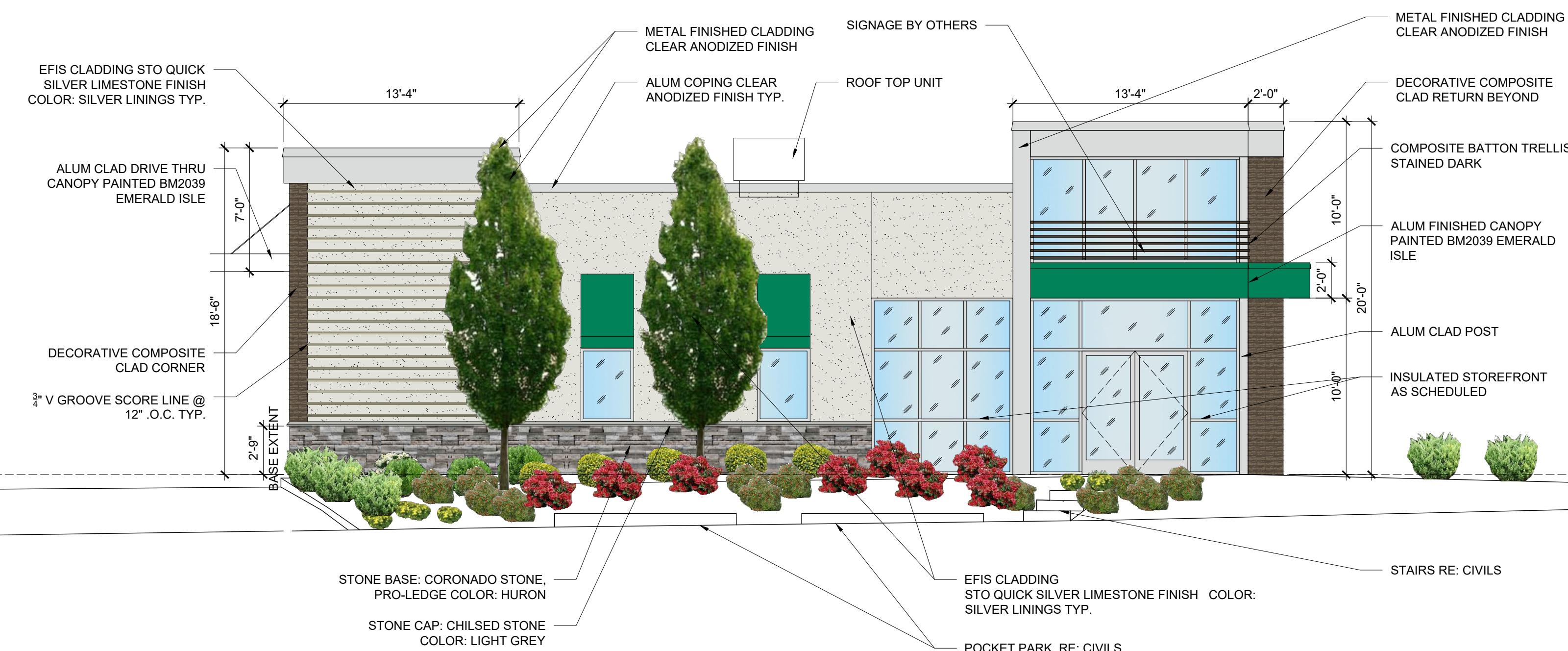
DATE
7-15-16

SCALE
1"=10'

FILE NO.
03-16013A

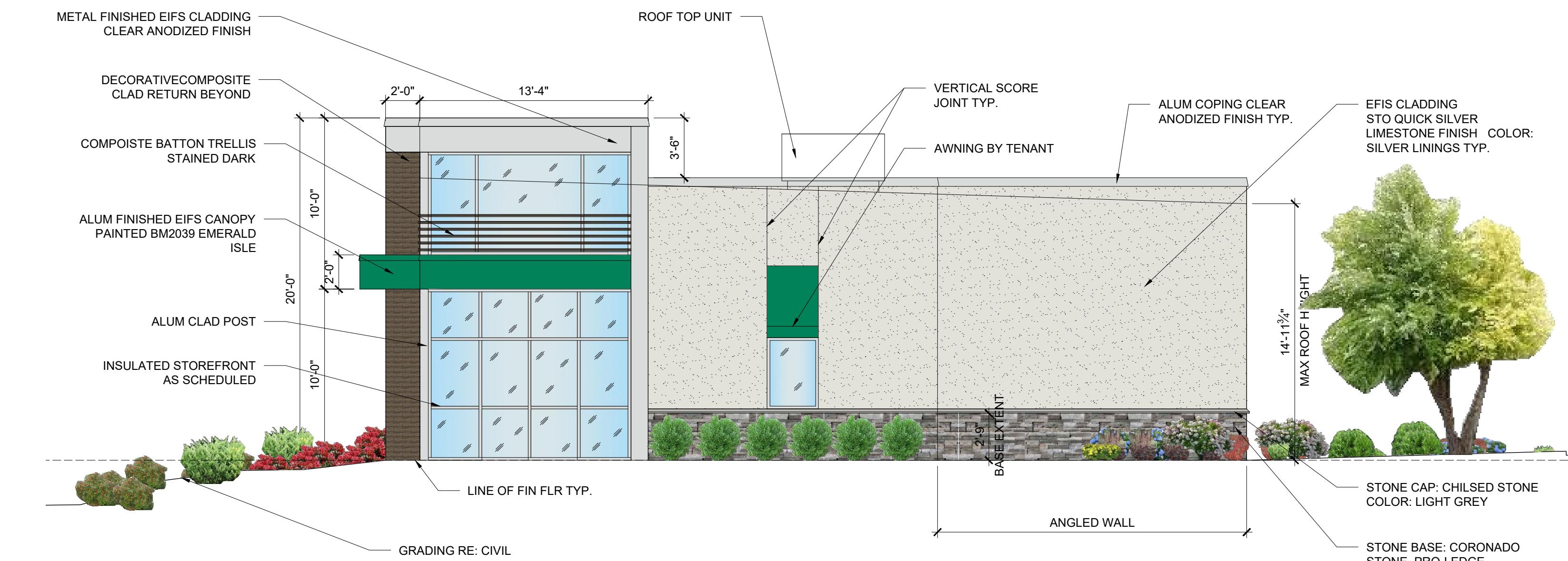
DWG. NO.
1 OF 1

CONTROL POINT
ASSOCIATES, INC.
35 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 • 508.948.3003 FAX
MANHATTAN, NY 100-0411
MT. KISCO, NY 10549-3099
CHALFON, PA 15421-12000
WARREN, NJ 07086-0099



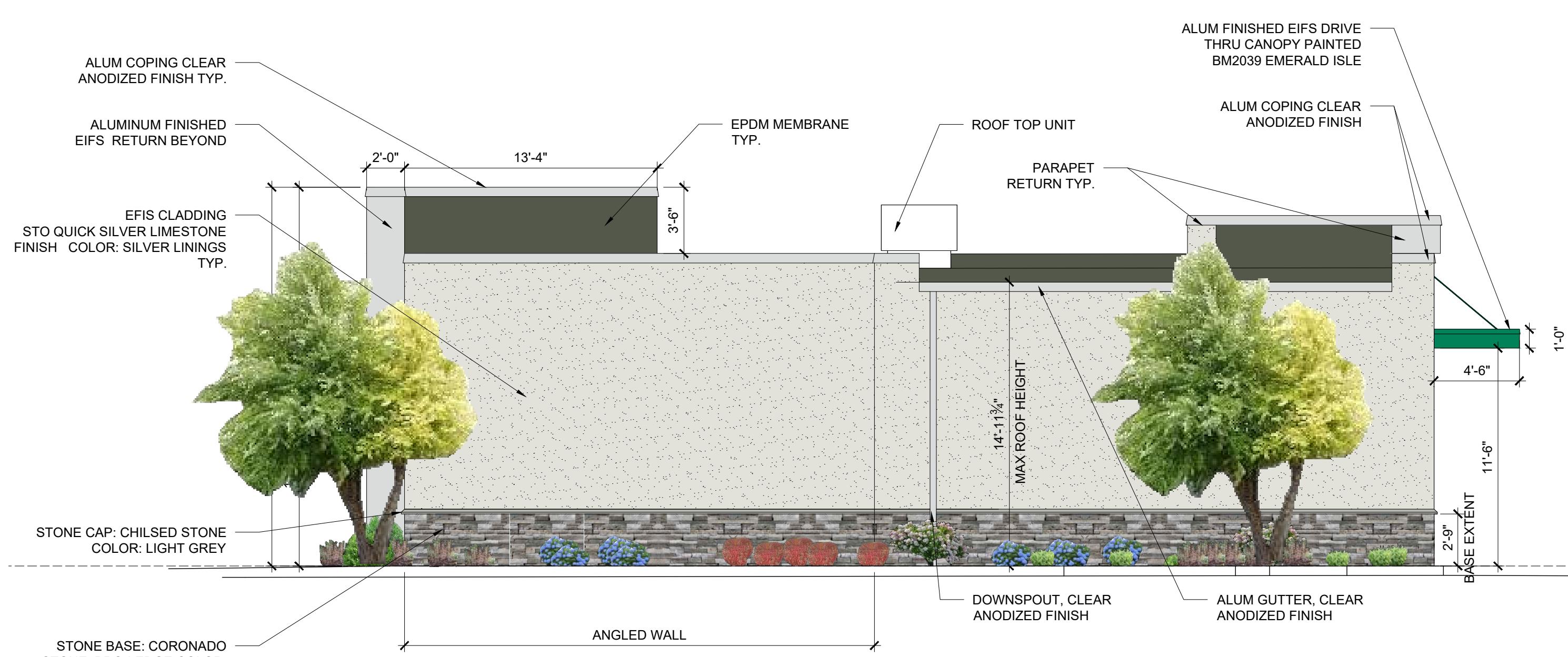
PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"



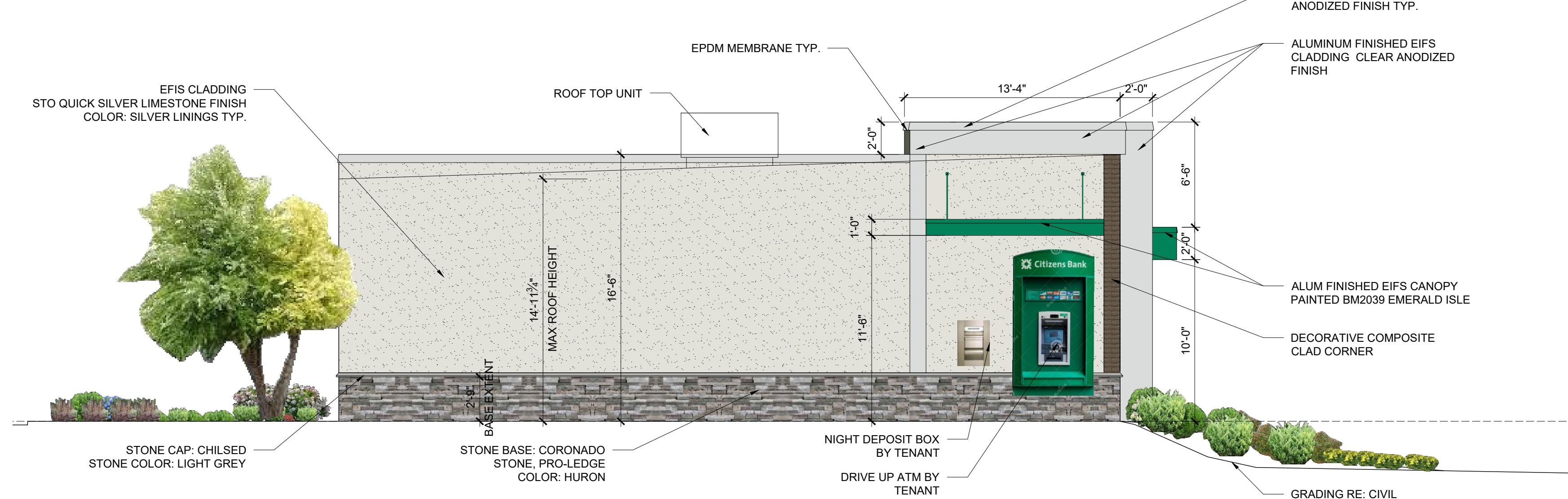
PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16"-1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16"-1'-0"



PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)

SCALE: 3/16"-1'-0"



Citizens SIGN SUBMITTAL PACKAGE

Arlington Heights

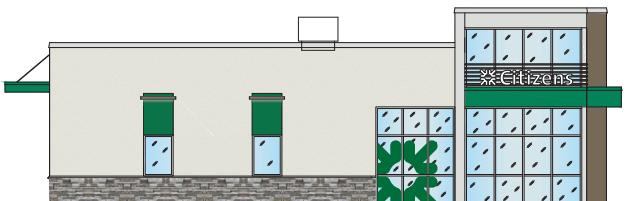


TABLE OF CONTENTS						VARIANCE		
GENERAL NOTES & PERMIT TIMES	PAGE	SIGN TYPE	SQ.FT.	COLOR	REQUIRED?	EXPLANATION (IF REQD.)		
	2	Site map						
Massachusetts Avenue								
	3	S1 - ICLL-2-18 - Illum. White channel letters	15.09	White	No			
	4	S3 - ALB-1 - Green awning with light bar	-	Green	No			
	11	S8 - Green window vinyl	77" H x 73" W	-	Green	No		
	7	S9 - DHR-2 - Door hours double doors	-	White	No			
	7	S10 - DH-1 - Door handles	-	Green	No			
	Total Sign Area Requested this Elevation			15.09				
Right Side (West) Entry Elevation								
	5	S2 - ICLL-2-18 - Illum. White channel letters	15.09	White	Yes			
	6	S4 - ALB-1 - Green awning with light bar	-	Green	No			
	Total Sign Area Requested this Elevation			15.09				
Left Side (East) Drive Thru								
It is recommend for Electrician to put all exterior signage on a single circuit with a timer or photo-cell to allow for signs to illuminate at night only.	8	S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.	-	Green	No			
	8	S6 - ATM-NGP-1 - ATM network panel	-	Gray	No			
		S7 - Removed from scope	10.5	Green	Yes			
	Total Sign Area Requested this Elevation			10.5				
	Freestanding Signage							
	11	S11 - D/F Pylon Sign Reface						
	12	Code Check						
	Total Sign Area Allowable			40				
	Total Sign Area Requested			40.68				
	Difference			0.68				



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGL.net

BRANCH NUMBER: **R/C NUMBER:**
REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:

CITIZENS - ARLETON HEIGHTS
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021
PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACT

GOVTECH
PROJECT MANAG

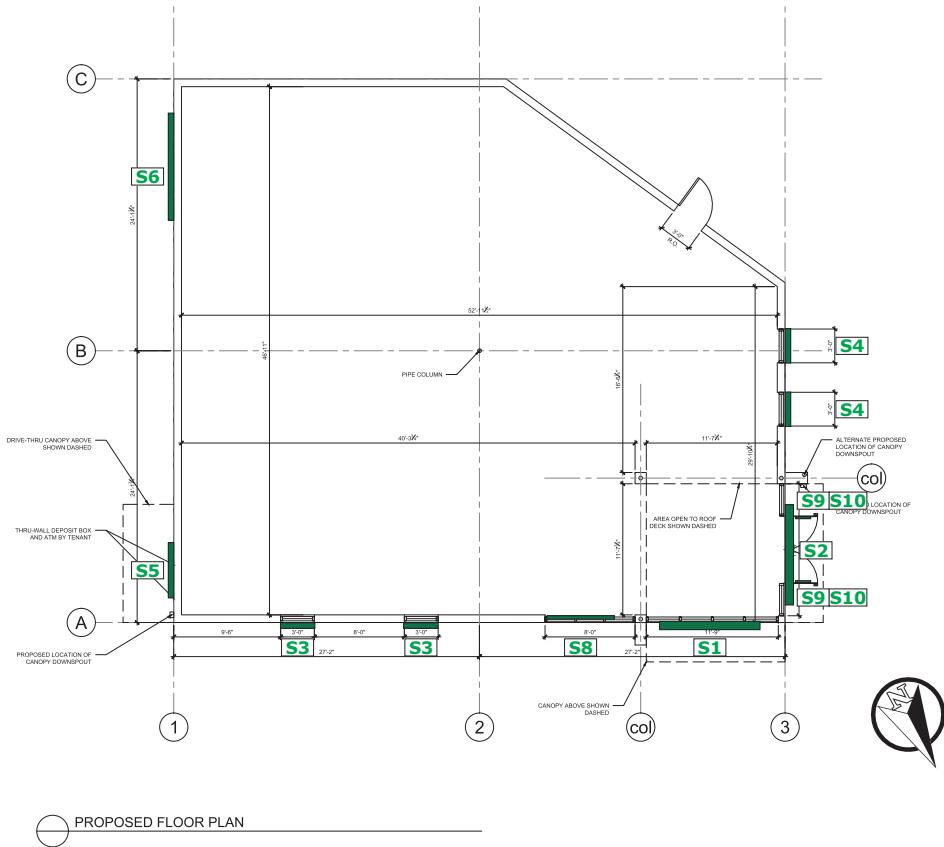
PROJECT MANAGER: Dawn White

CITIZENS BANK DESIGN MANAGER

APPROVAL STAMP

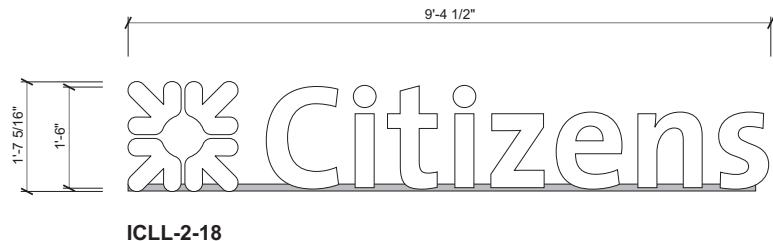
Page 1 of 13

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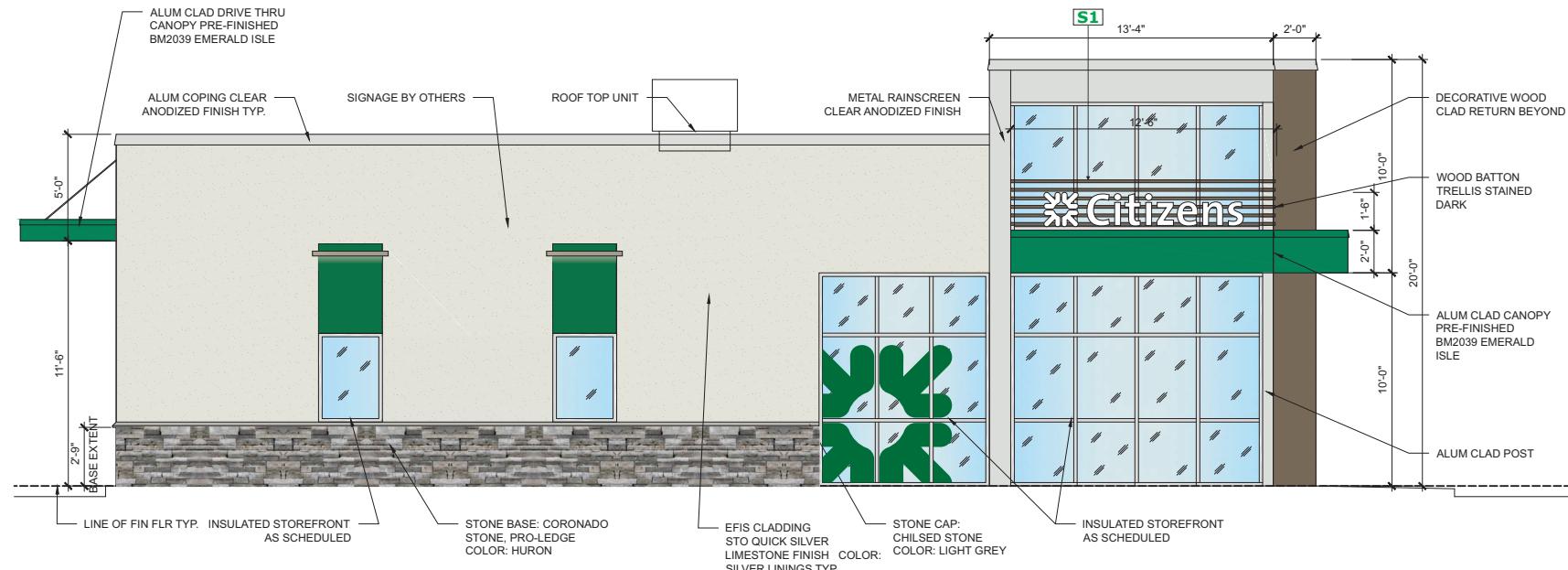
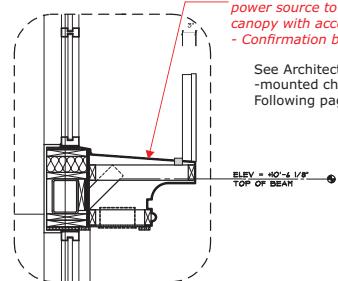
S1 - ICLL-2-18- Channel Letters, White - illuminated, Horizontal 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF

Note: Electrical required 120v @ 3 amps required. Conduit run to sign, provided by GC.



Note: Remote electrical wiring and power source to be housed inside canopy with access panel provided
- Confirmation by Architect and GC

See Architectural Detail for canopy
-mounted channel letters
Following page



A circle with a horizontal chord, representing a circle with a diameter.

PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGL.net

BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights

1420 Massachusetts Avenue

1120 Massachusetts Avenue
Arlington, MA

DESIGNER: JEBR DATE: 1/13/2023

DESIGNER: JER DATE: 1/12/2021
PATH: Q:\Citizens Bank\Site E

PATH: O:\Citizens Bank\Site F

CONTACTS

PROJECT MANAGEMENT

PROJECT MANAGER:
Devin White

CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

MARKET STREET

Page 3 of 13

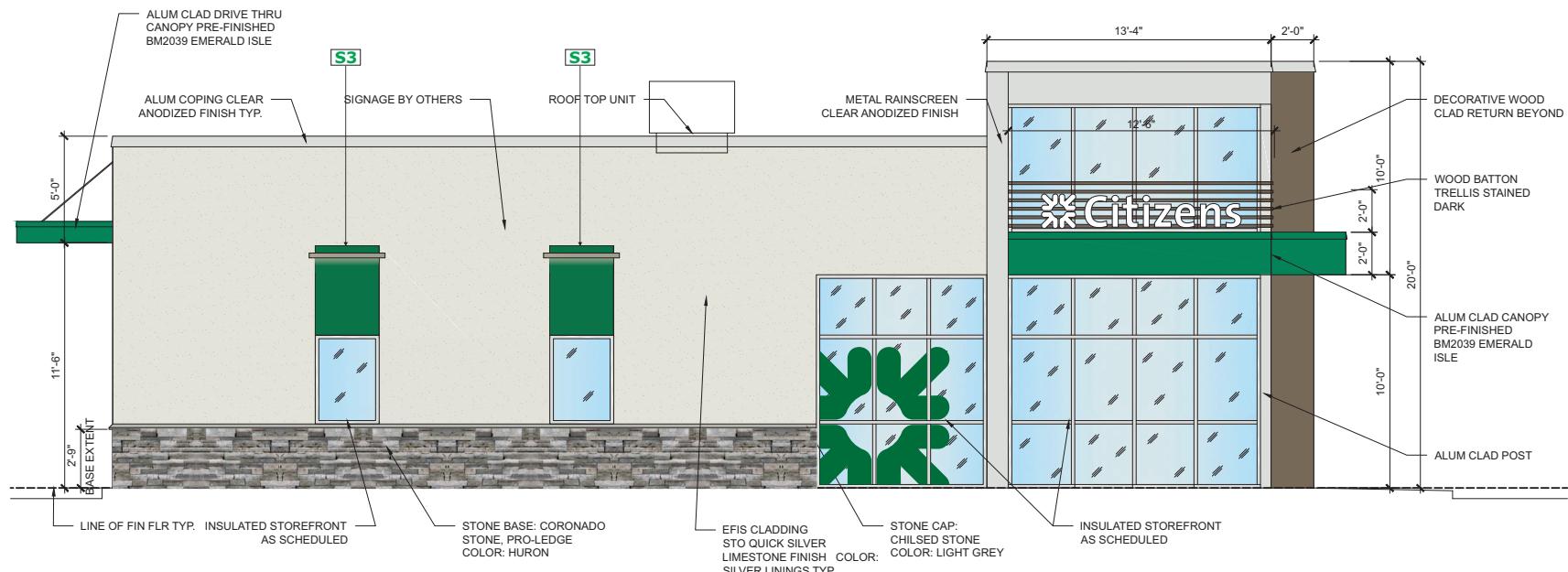
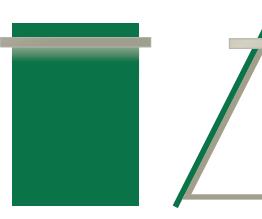
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S3 - ALB-1 - Green awning with light bar

Note: Dimensions ($\pm 4'-2''H \times \pm 3'-0''W$) to be verified

Note: Electrical required 120v @ 3 amps required.

Conduit stub out required for awning light bar by GC.



PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:
CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

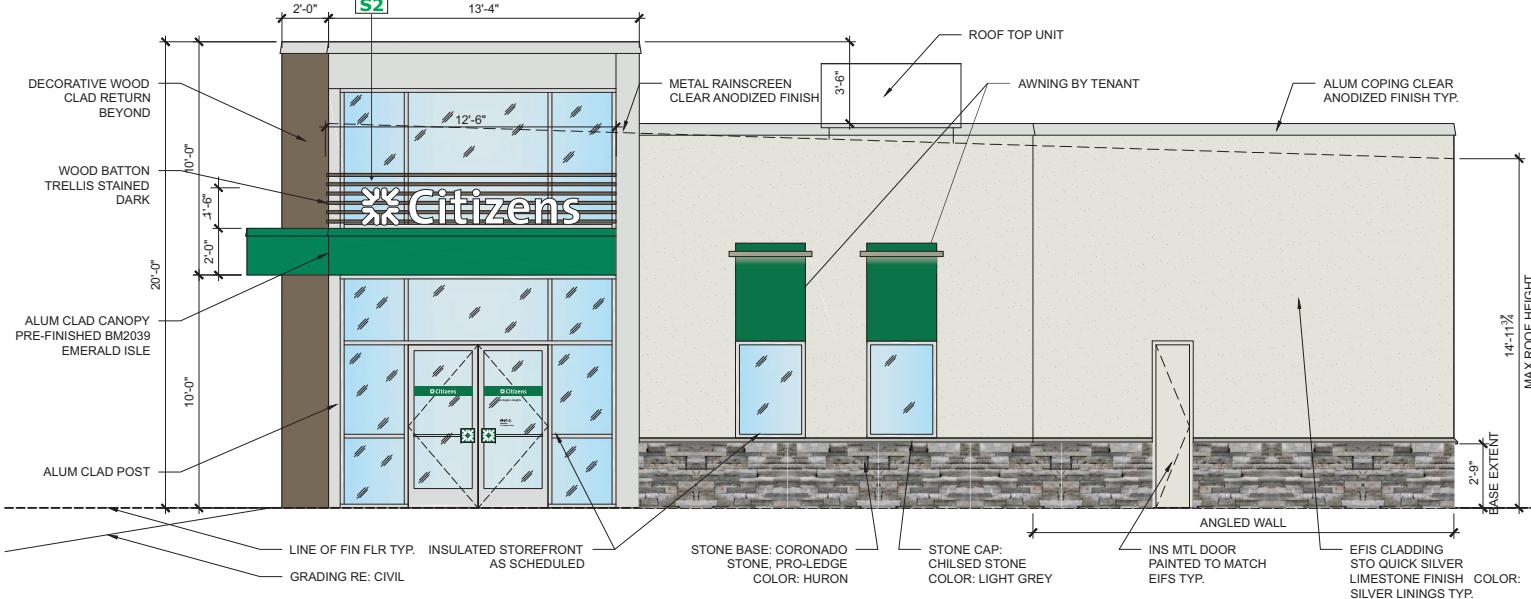
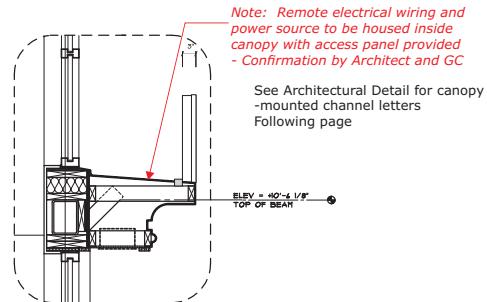
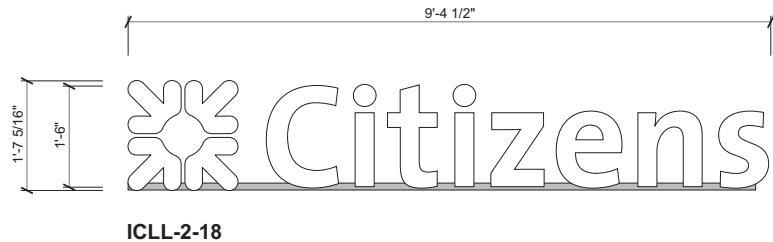
MARKET STREET

Page 4 of 13

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S2 - ICLL-2-18- Channel Letters, White - illuminated, Horizontal 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF

Note: Electrical required 120v @ 3 amps required. Conduit run to sign, provided by GC.



PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)

SCALE: 3/16"-1'-0"

BRANCH NUMBER: NO YES TBD
REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021
PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS
PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:
CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

MARKET STREET

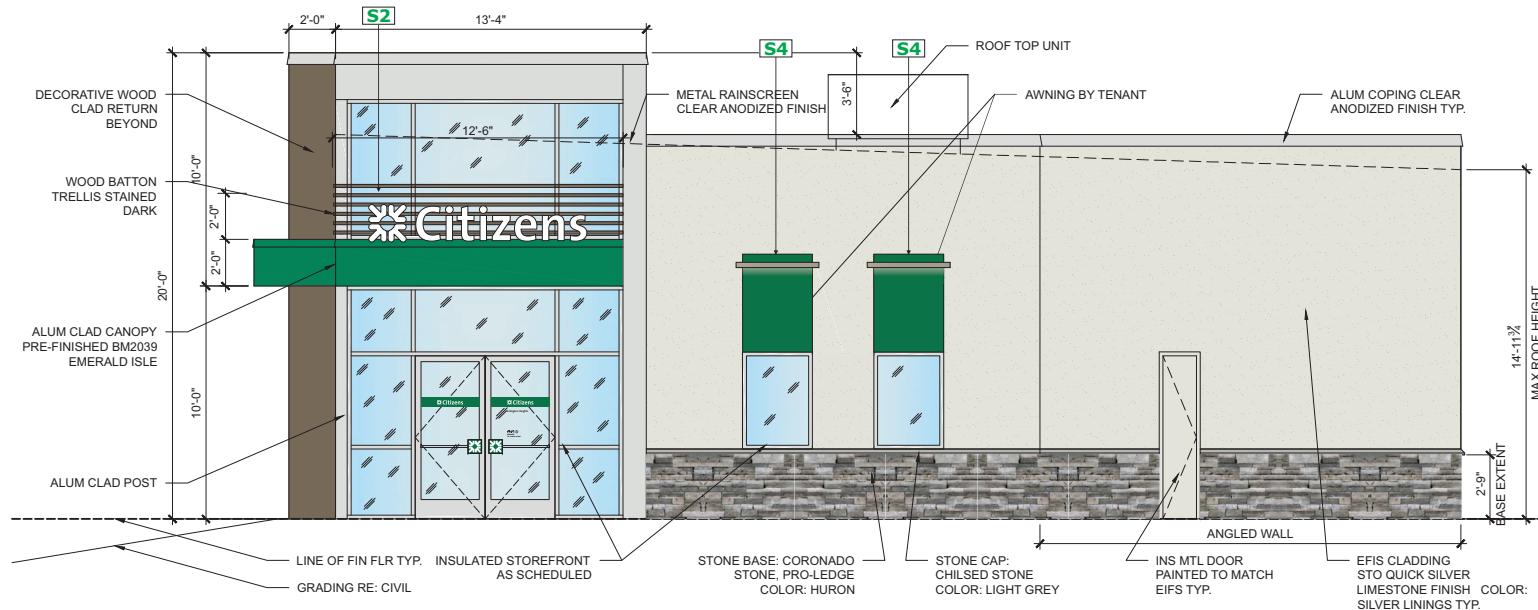
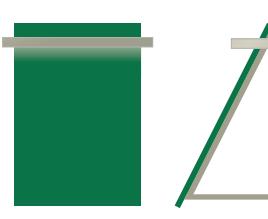
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S4 - ALB-1 - Green awning with light bar

Note: Dimensions ($\pm 4'-2''H \times \pm 3'-0''W$) to be verified

Note: Electrical required 120v @ 3 amps required.

Conduit stub out required for awning light bar by GC.



PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)

SCALE: 3/16"-1'-0"



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:
CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

MARKET STREET

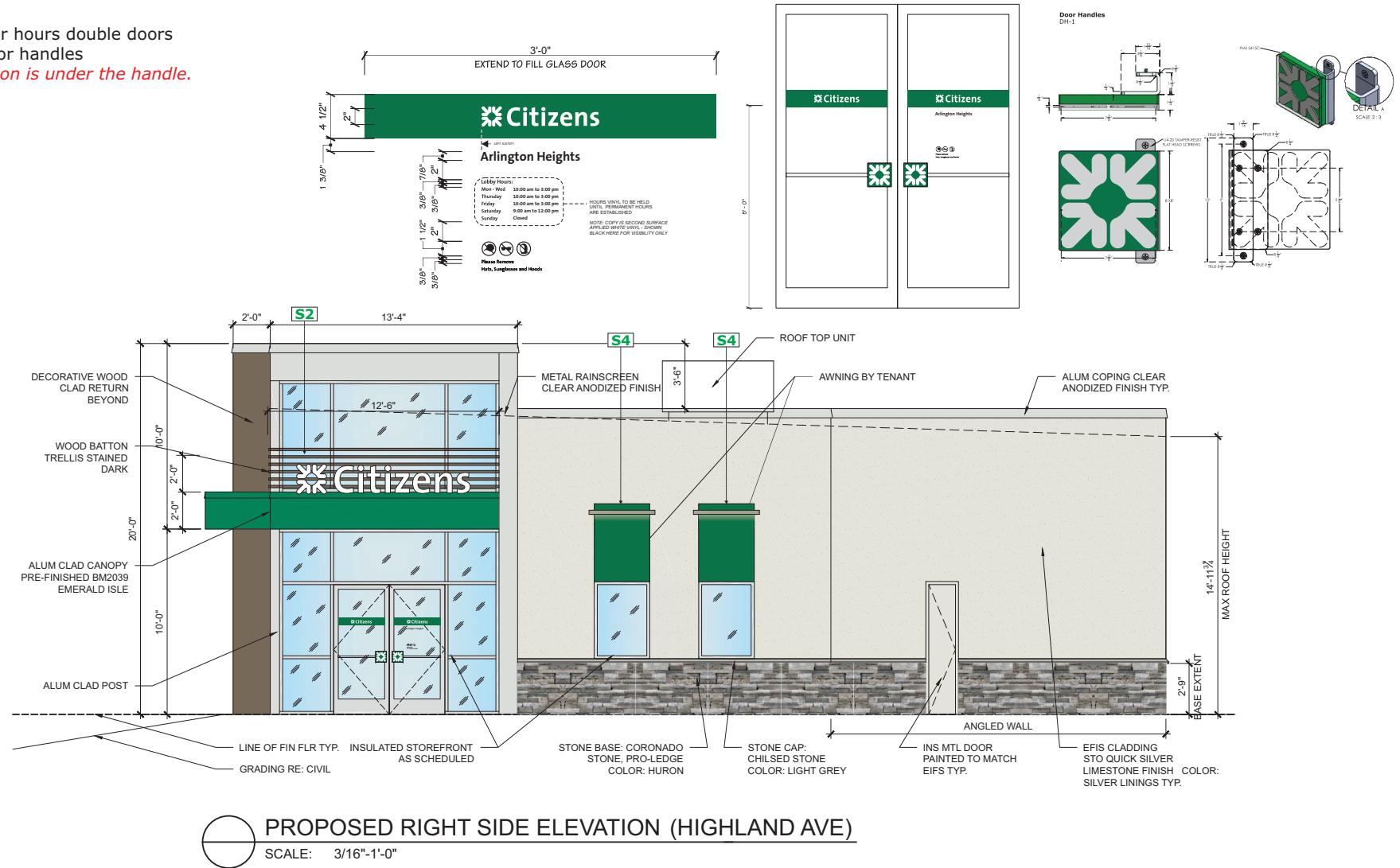
Page 6 of 13

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S9 - DHR-2 - Door hours double doors

S10 - DH-1 - Door handles

Note: Lock position is under the handle.



PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)

SCALE: 3/16"-1'-0"



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

BRANCH NUMBER: **R/C NUMBER:**
REQUIRES VARIANCE: **NO** **YES** **TBD**

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights
1420 Massachusetts Avenue

Arlington, MA
DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021
PATH: Q:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGEMENT

PROJECT MANAGER:

Devin White

CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

MARKET STREET

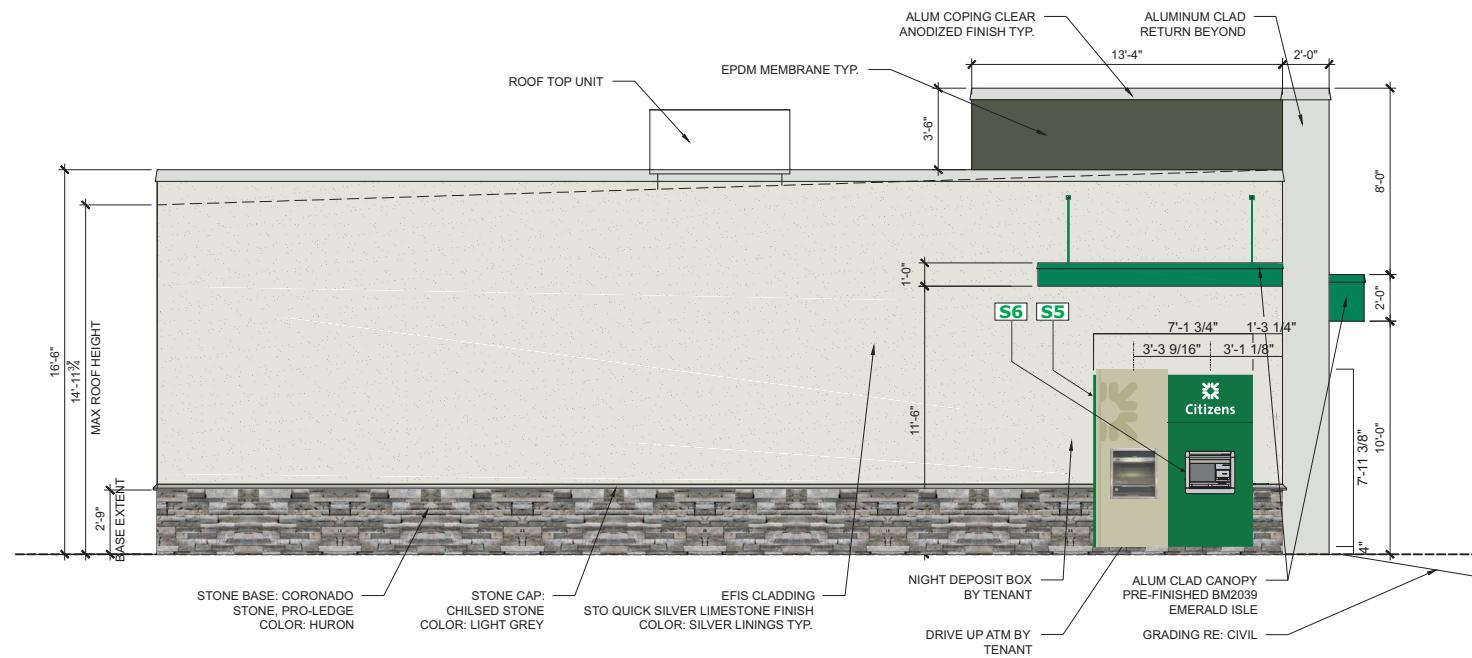
Page 7 of 13

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S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.

S6 - ATM-NGP-1 - ATM network panel

Note: Dimensions and placement of ATM and Night Depository to be confirmed



PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)

SCALE: 3/16"-1'-0"



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021
PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS
PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:
CITIZENS BANK DESIGN MANAGER:

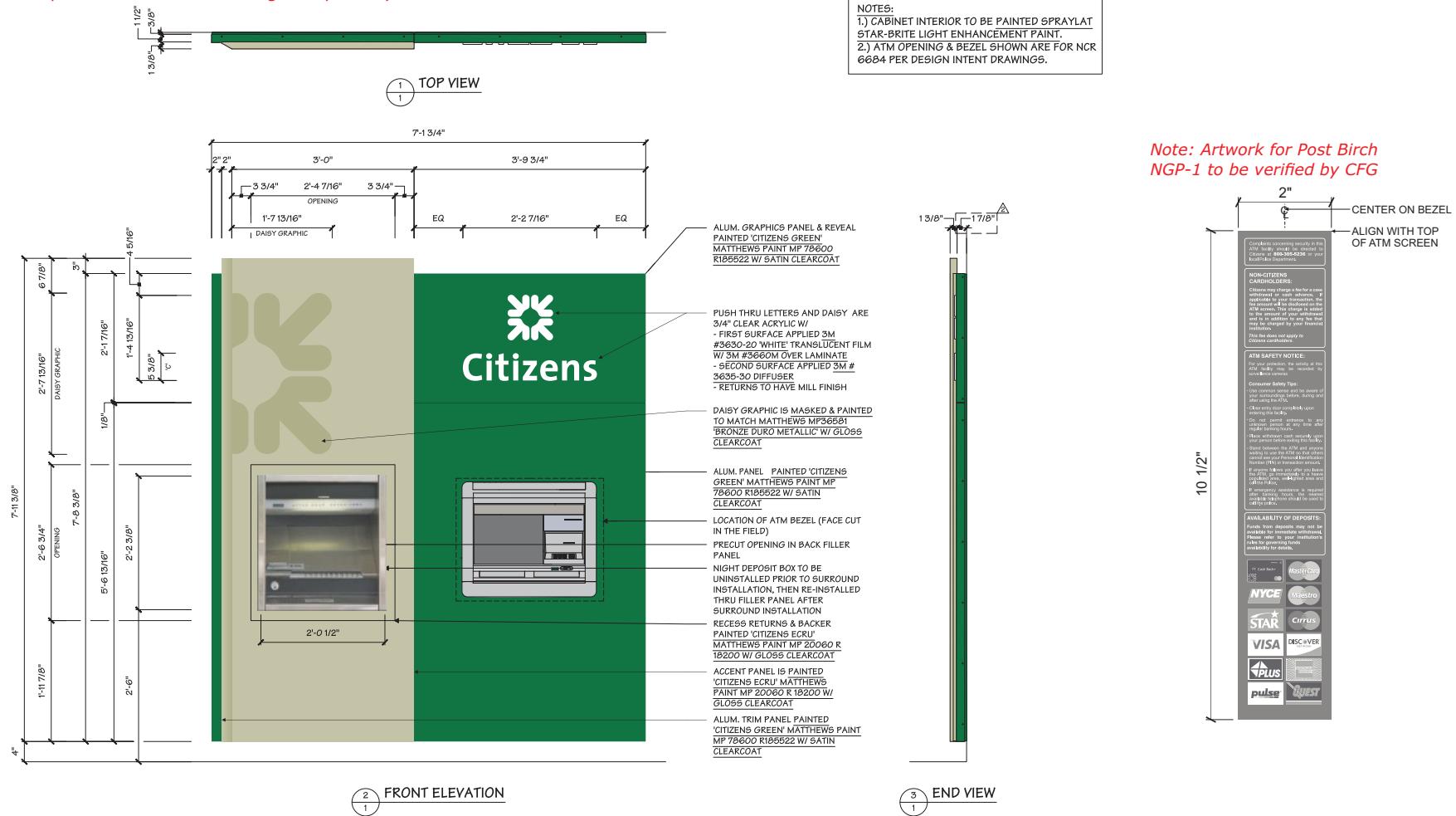
APPROVAL STAMP:

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S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.

S6 - ATM-NGP-1 - ATM network panel

Note: Dimensions and placement of ATM and Night Depository to be confirmed



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 FAX: (757) 430-1297
www.AGI.net

BRANCH NUMBER: NO YES TBD
REQUIRES VARIANCE:

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:

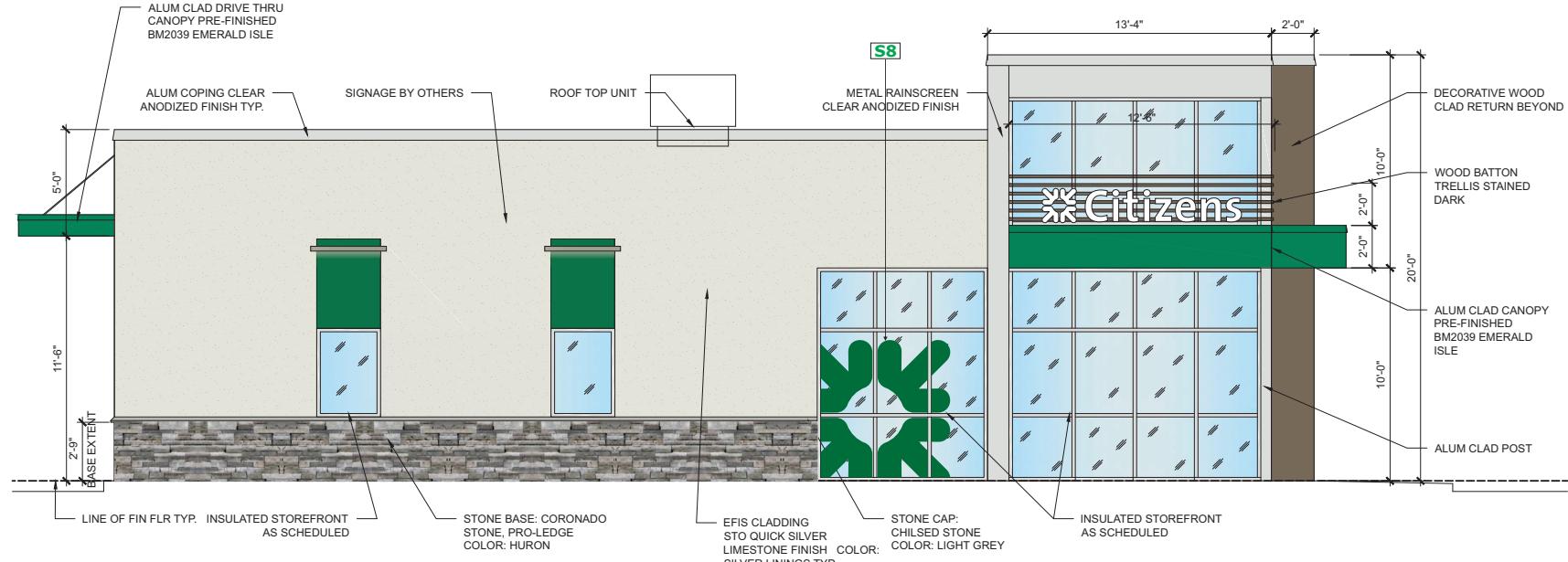
CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

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S8 - Green window vinyl 77" High x 73" Wide

Note: To be provided and installed by MZ



PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021
PATH: O:\Citizens Bank\Site Folders\Arlington Heights

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S11 - Reface existing double-faced Pylon Sign
Note: Reface only, Dimensions to be determined



PRE-PERMIT SIGN INFO

Property ID: **ARLINGTON-001**

A.) Project Name:	Citizens Bank	DATE COMPLETED	1/11/21
B.) Street Address:	1420 Massachusetts Avenue		
C.) Town / City / State / Zip:	Arlington, MA 02476		
D.) Contact for Permit/Zoning:	Jennifer Raitt		
E.) Contact Telephone:	781-316-3090		
F.) Jurisdiction: City/Town or, County of:	Town of Arlington	Address:	730 Mass Avenue Annex City, ST Zip: Arlington, MA 02476

G.) Zoning Classification for property:	B4 Vehicular Oriented Business District.
H.) Is there a Master Sign Plan?	No MSP was found during research, there may be an MSP in place here, we strongly suggest checking with the
I.) Is a permit required?	Yes.
J.) What documents are required to file for the permit?	Application: https://www.arlingtonma.gov/home/howpublisheddocument?id=1952
K.) How long is the permit process?	3-5 weeks.
are there special reviews involved?	Not indicated during research, however the town reserves the right to request additional review(s) based on overlay districts?
city and county review required?	See above.
design review board / ARB / DRB ?	See above.
community association review required?	See above.
L.) What are the fees for a sign permit?	https://www.arlingtonma.gov/departments/inspectionservices/applications-fees-forms/permit-fees
M.) Is engineering needed for wall signs?	May be required based on the scope of work, subject to plan review.
N.) Does engineering require a PE stamp?	See above.
O.) Is landlord approval required?	Yes.
P.) Legal Description Required for permit?	Yes.
Q.) Plat/Site Plan required for permit?	Yes.

ATTACHED SIGNS & WINDOW GRAPHICS

1.) Formula for calculating wall sign square footage (Max. Sq. Footage - Primary & Secondary signs):	Wall signs: Maximum 40 sq. ft. per business.
2.) Sq.Ft allowance for bldg. sides/rear:	The total sign area for signs on single-tenant or multi-tenant buildings may be placed on any building elevation, subject to the following standards: (1) At least 1 sign must be placed above or associated with the building entry; (2) The width of the sign shall be no greater than 60% of the width of the building element on which it is displayed; (3) Signs shall be placed at least 12 inches or 20% of the width of the building element on which they are mounted, whichever is less, from the sides of the building element; (4) Signs shall be placed at least 12 inches or 20% of the height of the building element on which they are mounted, whichever is less, from the top and bottom edge of the building element; and (5) Signs shall be placed no higher than the lowest of the following: a. 25 ft. above grade; b. The bottom of the sill of the first level of windows above the first story; or c. The cornice line of the building at the building line.

3.) How is the sign area calculated?

Signs on Background Panel: Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.

Signs with Individual Letters: Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.

Signs on Illuminated Surfaces: Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings.

Irregular Shaped Signs: Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated.

Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.

4.) Total # Wall Signs allowed per building elevation: **Wall signs: Maximum 1 per frontage.**

5.) What is the max letter/character height allowed? **Signs shall be placed no higher than the lowest of the following:**

6.) Does the ordinance restrict color, design or illumination? **Illumination: Non-illuminated, internally illuminated, or externally illuminated. See**

7.) Does window vinyl need to be permitted, if so how much is allowed? **Combined area of permanent and temporary window signs must not exceed**

8.) Is the entire graphic calculated or just the company logo and name? **Entire graphic area.**

FREESTANDING SIGNS

1.) Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs):
Monument signs: Maximum 24 sq. ft. The name of a property is included in the area and height limits for freestanding signs.

2.) # F/S Signs allowed: **Monument signs: Maximum 1 per frontage.** Internal illumination allowed: **Monument signs: Non-illuminated or**

3.) Height Maximum: **Monument signs: Maximum 8 feet to the** Clearance from grade to sign: **Must be monument signs.**

4.) Set-back of sign from right-of-way or property line:

Monument signs: Minimum 5 feet setback from property line.

Signs may not be placed on property at any corner formed by intersecting streets, within the triangular area formed between the property lines and a diagonal line joining points on the property lines 25 feet from the point of their intersection, or in the case of rounded property line corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on the tangents 25 feet from the point of their intersection.

DIRECTIONAL SIGNS

5.) Number Allowed: **Wall sign directional/driveway: Max 3 per lot.** Maximum Square Footage: **Wall sign directional/driveway: Max. 3 sq. ft. per**

6.) Illumination Allowed? **Wall sign directional/driveway: Non-illuminated** Maximum Height: **Wall sign directional/driveway: Mounting height-**

7.) Permit Required?: **Wall sign directional/driveway: Sign permit** Customer Logo Allowed: **Not stipulated by code, subject to plan review.**



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TEMPORARY BANNERS

1.) What temporary sign types are allowed? Allowed Sign Types: A-Frame or Upright Signs; Yard Sign Type I, II, and III; Wall Banners; and Window Signs.
 2.) What is the max sign size area? Max. 24 sq. ft. per business; excludes the area of temporary wall banner signs and window signs.
 3.) How is the sign area calculated?

Signs on Background Panel: Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.

Signs with Individual Letters: Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.

Signs on Illuminated Surfaces: Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings.

Irregular Shaped Signs: Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated.

Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.

4.) Are logos factored into sign area? Yes.
 5.) How many signs per elevation? Number of Signs: Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.
 6.) How long can signs be up? A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance.

7.) Does the ordinance restrict color, design or illumination? A temporary sign permit is required for the display of temporary wall banner signs. Portable and temporary signs are not counted toward the total allowable sign area or number of permanent signs. Sign placement must not create a hazard for pedestrian or vehicular traffic and must allow for a 4-foot wide sidewalk to comply with the Americans with Disabilities Act.

Signs must be of sufficient weight and durability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and vehicles.

Prohibited Elements: Illumination, including flashing, blinking, or rotating lights; animation; reflective materials; and attachments, including balloons, ribbons, loudspeakers, etc.

Temporary wall banner: Signs must be mounted on a building wall or on T-posts or stakes installed 6 inches or less from the wall.

VARIANCE INFORMATION

1.) Variance cost? \$400.00 and up.
 2.) Variance time frame? 2-5 months.
 3.) Variance document deadline? One month prior to meeting.
 4.) Variance meeting dates? <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba>
 5.) Variance documents required? <https://www.arlingtonma.gov/home/showpublisheddocument?id=24805>
 6.) How many sets? 7 sets.
 7.) Likelihood of variance approval? 35%

DOCUMENTS REQUIRED FOR PERMITS

Scaled Plot plan <input checked="" type="checkbox"/>	Building elevations <input checked="" type="checkbox"/>	Elevation Drawings <input checked="" type="checkbox"/>	Electrical Permit <input checked="" type="checkbox"/>
Installation drawings <input checked="" type="checkbox"/>	Legal description <input checked="" type="checkbox"/>	Sealed engineering drawings <input checked="" type="checkbox"/>	Notice of Commencement <input type="checkbox"/>
Sign drawings <input checked="" type="checkbox"/>	Photo of existing <input checked="" type="checkbox"/>	Property Manager's Approval <input checked="" type="checkbox"/>	

Sign Code: <https://www.arlingtonma.gov/home/showpublisheddocument?id=43413>

Note: If the Building Inspector determines that a separate electrical or structural permit is required, the applicant shall be notified. The sign permit shall not be issued until all other required permits have been obtained.

Prohibited signs: 1. Bandit signs,
 2. Cabinet signs, and
 3. Electronic message centers or electronic displays.

Signs with the following display features are prohibited:

1. Animated features which rotate, move, or give the appearance of moving by mechanical, wind, or other means.
2. Lighting devices with intermittent, flashing, rotating, blinking or strobe light illumination, animation, motion picture, or laser or motion picture projection, or any lighting effect creating the illusion of motion, as well as laser or hologram lights.
3. Internally illuminated signs with a directly exposed light source, except for neon incorporated into the design of a permanent window sign.
4. Surfaces that reflect light by means of a glossy, polished, or mirrored surface.

Numerals and letters up to 2 square feet in area used to identify an address are not included in the determination of sign area.

All allowed permanent signs may be non-illuminated, illuminated by internal light fixtures, halo illuminated, or illuminated by external indirect illumination, unless otherwise specified. All temporary signs must be nonilluminated.

1. No sign shall be illuminated between 12:00 AM and 6:00 AM, except signs identifying emergency services such as police and ambulance stations or hospitals and signs on premises open for business during that time.

2. **Internally Illuminated Signs:**

- a. Internally illuminated signs include signs constructed with pan channel letters, preferably without raceways, or internal/indirect halo illuminated channel letters on an unit or otherwise indistinguishable background on a freestanding sign or building wall.
- b. Single-color LED signs are considered internally illuminated signs.
3. **Externally Illuminated Signs:** Externally illuminated signs must be illuminated only with steady, stationary, fully-shielded light sources directed solely onto the sign without causing glare. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays to the sign face and away from streets and adjacent properties.
4. Direct illumination is limited to marquee signs; see Section 6.2.5(C)(6) and is limited to the illumination of letters, numbers, symbols and accents on the marquee sign. Exposed lamps may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of the illuminated elements occurs on a cycle that exceeds two seconds.

Neon or single-color LED signs placed in a window count toward the aggregate area for all window signs and must not exceed 25 percent of the area of the window. Any individual neon or single-color LED sign must not exceed four square feet in area. Other uses of neon are prohibited.

Structure and Installation: (1) Any angle iron, bracing, guy wires, or similar features used to support a sign must not be visible to the extent technically feasible.

(2) Where electrical service is provided to freestanding signs or building mounted signs, the service must be placed underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, must be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit shall be issued prior to installation of any new signs requiring electrical service.

(3) Raceway cabinets shall only be used in building mounted signs when access to the wall behind the sign is not feasible, shall not extend in width and height beyond the area of the sign, and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business. A raceway cabinet is not a cabinet sign.

(4) All permanent signs allowed by this Section must be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of a built-up environment and must be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.

Monument signs: Landscaping- A landscaped area consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 ft. on center is required around the base of the signs. The landscape area must be a min. of 2 sq. ft. for each 1 sq. ft. of sign area.

BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD

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BRANCH NAME & ADDRESS:
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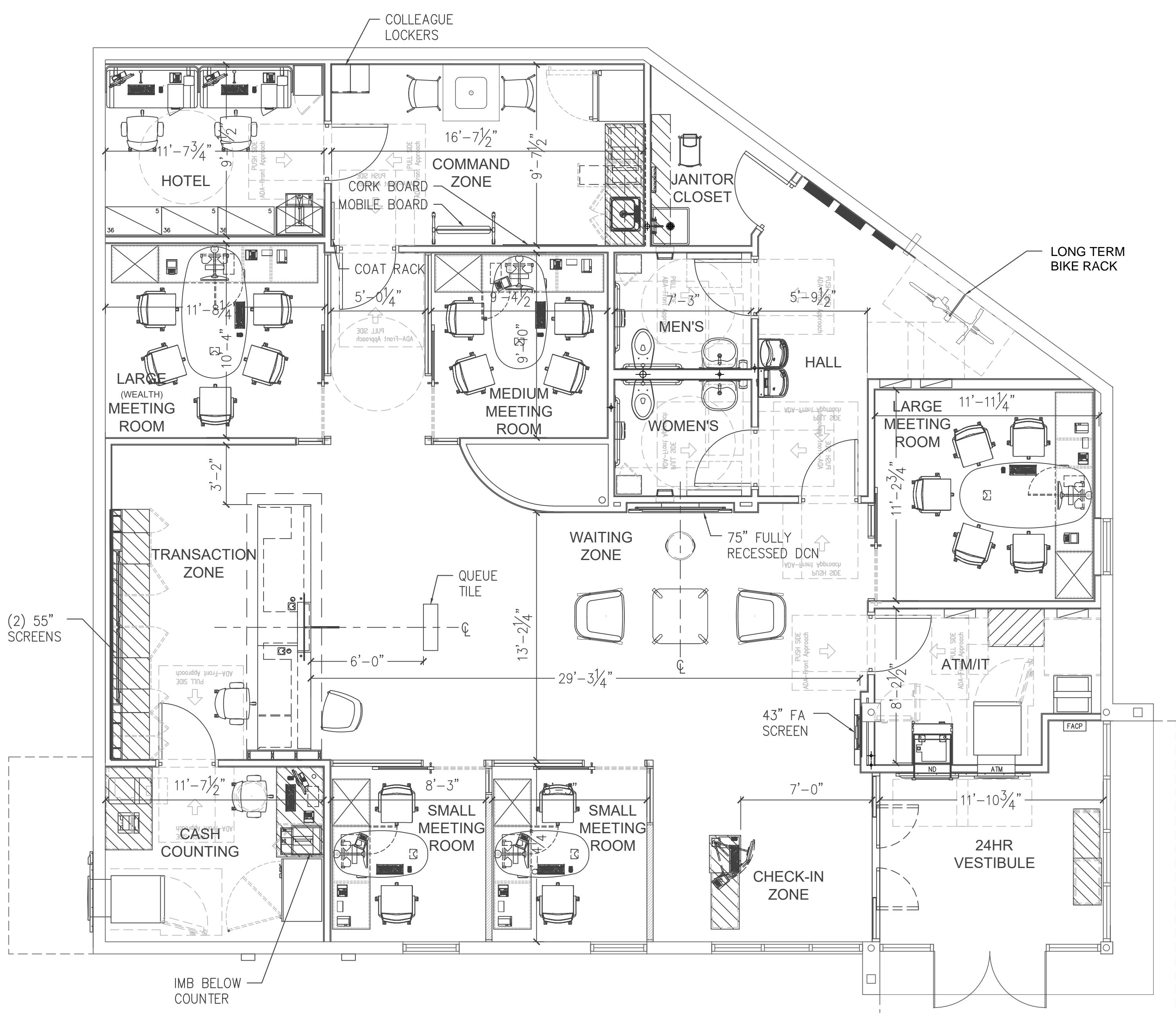
DESIGNER: JER **DATE:** 1/12/2021 **REV. DATE:** 1/14/2021
PATH: O:/Citizens Bank/Site Folders/Arlington Heights

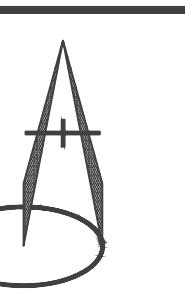
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KEYNOTES

01 XXXX.
 02 XXXX.
 03 XXXX.
 04 XXXX.

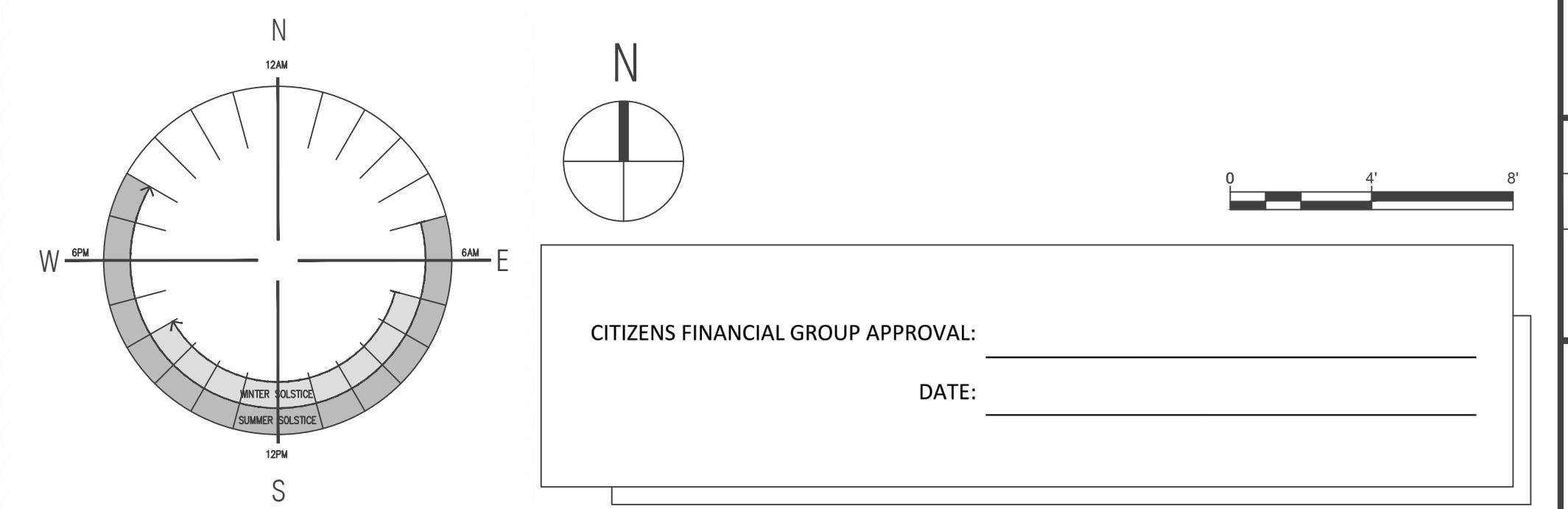



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 **Citizens Bank**®

ARLINGTON HEIGHTS
 420 Massachusetts Ave
 Arlington, MA
 02474

PROPOSED PLAN



TF-2

PROPOSED PLAN

ISSUE TYPE:	REVISED:
TEST FIT	VER01 01/14/2021
01/14/2021	VER02 01/18/2021
	VER03 01/19/2021
	VER04 02/02/2021
	VER05 02/16/2021
	VER06 03/05/2021

SCALE:
1/4" = 1'-0"
B+A PROJECT NO:
2021.XX

MARCH 08, 2021

RE: CITIZENS BANK CORE & SHELL LEED CHECKLIST

Citizens Bank Core & Shell
1420 Massachusetts Ave, Arlington, MA
BKA PROJECT NO.: 220145

To Whom it may concern:

This narrative serves as a description of our understanding of the LEED items the above referenced project qualifies for as a core & shell scope. We have also listed the items that could possibly be obtained via, coordination through a LEED consultant and coordination with the tenant fit out scope. This narrative does not commit the developer for LEED certification and serves solely as a description of how the project could become LEED certified with extra analysis and commitment from the applicant.

Current qualifying points:

A) Categories that are intended to comply Note: list below assumes all prerequisites will be met.

- 1) Sensitive land protection – Site complies for option 1 as we are reusing a previously developed site. **(2) points**
- 2) Surrounding density and diverse uses Site complies for option 3 Walkable location. Walkscore.com classifies Arlington with a walkability score between 90-100 or “A walkers paradise” as per the further explanation table **(5) points**
- 3) Access to quality transit-Site complies due to proximity of several bus routes and a large bus station across the street. The bus routes served by both the Bus terminal and along Massachusetts Ave exceed the number of weekday and weekend trips **(6) points**
- 4) Site Assessment: Site complies as a site survey and assessment will be completed by the Civil engineer. **(1) Point**
- 5) Site Development Protect or Restore habitat- Majority of existing building footprint is to be restored, site to remain as-is. **(2) Points**
- 6) Open Space: To create an exterior open space that encourages interaction with the environment, social interaction, passive recreation and physical activities. **(1) Point**
- 7) Outdoor water use reduction- Site qualifies under option 1 as all vegetation does not require irrigation after plantings take root **(2 Points)**
- 8) Indoor Water use reduction: Tenant fitout to comply with a min of 25% water reduction through specification of fixtures **(1) point**
- 9) Water metering: Water meters for indoor plumbing fixtures and domestic hot water to be installed as part of tenant fit out **(1) Point**
- 10) Enhanced commissioning: Proposed systems to meet Option 1 path 1 criteria **(3) Points**
- 11) Construction and Demolition Waste Management: GC to develop construction and waste management plan **(2) Points**
- 12) Enhanced Indoor air quality strategies: Proposed scope could meet 3 strategies **(1) point**
- 13) Construction Indoor Air Quality Management Plan: GC to develop and implement an indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building. **(1) Point**
- 14) Daylight: Tenant fit out to comply with glare control device and option 2 calculations to meet min 55% of table 2 **(1)Point**
- 15) LEED Accredited professional: A LEED AP will be provided as needed. **(1) Point**

Possible qualifying points:

B) Categories that could comply with further analysis spec modification Note: list below assumes all prerequisites will be met.

- 1) Integrative process: Performance guidelines to be determine based upon further LEED analysis. **(1) Point**
- 2) High Priority Site & Equitable Development: Performance guidelines to be determine based upon further LEED analysis. **(2-3) Points**
- 3) Optimized energy performance: Performance guidelines to be determine based upon further LEED analysis. **(1-18) Points**
- 4) Advanced Energy Metering: Performance guidelines to be determine based upon further LEED analysis. **(1) Point**
- 5) Demand Response: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 6) Building Life Cycle Impact Reduction: Performance guidelines to be determine based upon further LEED analysis. **(1-6) Points**
- 7) Building product disclosure & optimization-Environmental Product declarations: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 8) Building product disclosure & optimization-Sourcing of Raw materials: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 9) Building product disclosure & optimization-Material Ingredients: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 10) Low Emitting Materials: Performance guidelines to be determine based upon further LEED analysis and review of tenants finish spec **(1-3) Points**
- 11) Innovation: Performance guidelines to be determine based upon further LEED analysis. **(1-5) Points**
- 12) Regional Priority: Performance guidelines to be determine based upon further LEED analysis. **(1-4) Points**
- 13) Green power and carbon offsets: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**

Categories where qualification is not possible:

C) Categories that cannot comply with proposed scope Note: list below assumes all prerequisites will be met.

- 1) Bicycle Facilities : Project scope is not including separate shower/ changing facilities **(1) Point**
- 2) Reduced parking footprint: Tenant required parking is above requirements of this section **(1) Point**
- 3) Green Vehicles: No charging stations or future infrastructure of charging stations proposed. **(1) Point**
- 4) Rainwater management: No modification of existing site drainage proposed **(3) Points**
- 5) Heat Island reduction: No modification of existing paved areas proposed **(2) Points**
- 6) Light Pollution reduction: Existing fixtures to be reused, will not meet light trespass requirements **(1) Point**
- 7) Tenant Design and Construction Guidelines: Lease has been signed **(1) Point**
- 8) Indoor water use reduction: 25% min proposed **(5) Points**
- 9) Cooling Tower use: No Cooling tower proposed **(2) Points**
- 10) Renewable energy production: No renewable energy production equipment proposed **(2) Points**
- 11) Enhanced refrigerant management: No refrigerant proposed in roof top unit **(1) Point**
- 12) Quality views: Proposed fenestration and tenant program requirements will not allow min required of street exposure. **(1) Point**

I hope the above narrative provides details for the attached scorecard, if you have any other questions please do not hesitate to contact me. Thank you.

Very truly yours,



Douglas S. Grunert
Senior Project Manager
DSG/sep



LEED v4 for BD+C: Core and Shell

Project Checklist

Y	?	N
1		Credit

Integrative Process

1

13	3	4	Location and Transportation	20
			Credit LEED for Neighborhood Development Location	20
2			Credit Sensitive Land Protection	2
	3		Credit High Priority Site	3
5		1	Credit Surrounding Density and Diverse Uses	6
6			Credit Access to Quality Transit	6
		1	Credit Bicycle Facilities	1
		1	Credit Reduced Parking Footprint	1
		1	Credit Green Vehicles	1

2	12	0	Materials and Resources	14
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
	6		Credit Building Life-Cycle Impact Reduction	6
	2		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit Construction and Demolition Waste Management	2

4	0	7	Sustainable Sites	11
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
2			Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
	3		Credit Rainwater Management	3
	2		Credit Heat Island Reduction	2
	1		Credit Light Pollution Reduction	1
	1		Credit Tenant Design and Construction Guidelines	1

3	3	4	Indoor Environmental Quality	10
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1		1	Credit Enhanced Indoor Air Quality Strategies	2
	3		Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
1	2		Credit Daylight	3
	1		Credit Quality Views	1

4	0	7	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
1	5		Credit Indoor Water Use Reduction	6
	2		Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

1	5	0	Innovation	6
	5		Credit Innovation	5
1			Credit LEED Accredited Professional	1
0	4	0	Regional Priority	4
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1

30 | 54 | 26 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

3	26	4	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
3	3		Credit Enhanced Commissioning2	6
18			Credit Optimize Energy Performance	18
1			Credit Advanced Energy Metering	1
2			Credit Demand Response	2
	3		Credit Renewable Energy Production	3
	1		Credit Enhanced Refrigerant Management	1
	2		Credit Green Power and Carbon Offsets	2